CITY OF SAN DIMAS
2014-2021 HOUSING ELEMENT

HCD REDLINE DRAFT

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CITY OF SAN DIMAS
COMMUNITY DEVELOPMENT DEPARTMENT
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I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the San Dimas Housing Element is an eight-year plan extending from 2014-2021.

San Dimas' 2014-2021 Housing Element identifies strategies and programs that focus on:

1) Preserving and improving housing and neighborhoods;
2) Providing adequate housing sites;
3) Assisting in the provision of affordable housing;
4) Removing governmental and other constraints to housing investment; and
5) Promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting San Dimas' identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

B. SOURCES OF INFORMATION

In preparing the Housing Element, and the housing needs assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/ Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information is obtained through internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application;
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

C. PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. San Dimas solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through distribution of a Housing Needs Survey to City residents. The Needs Survey focused on three primary areas: housing conditions; housing affordability; and new housing development. Survey participants were asked to rank the relative importance of various existing and potential programs within each of the three areas; the survey instrument and tabulated results are presented in the Appendix to the Housing Element. The survey was made available on the City's website during January – March 2013. An article on the Housing Element update in the City's quarterly newsletter also directed readers to the on-line survey, and copies were distributed at a Chamber of Commerce mixer. The

survey results, from 51 respondents, indicate that the areas with highest perceived need are: neighborhood beautification; property maintenance/code enforcement; improvements for handicapped accessibility; and first-time homebuyer assistance. Some of the written comments covered the need for additional affordable senior housing; the need for targeted code enforcement and beautification programs in certain neighborhoods; concern over mobilehome park space rent increases; and the desire to maintain the community's single-family character. The results of the Housing Needs Survey have been shared with the City's decision-makers, and have been reflected within the Element's Housing Plan. The City's survey results are provided in the Appendix to the Element.

San Dimas conducted a public study session on March 11, 2013 before the Planning Commission and City Council to discuss goals and objectives for the Housing Element and to seek input from the public. Notification of the workshop was provided in the local newspaper and posted on the City's website. Direct notification was also provided to local stakeholders including: non-profit housing providers; service agencies representing special needs and lower income populations; business organizations and realtors; City Senior Citizen Commissioners; and affordable rental complexes and mobile home parks in the City. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Senior Center, City Hall, and the Planning Division. In addition, the draft Housing Element is placed on the City's website at www.cityofsandimas.com. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are streamed live on the City's website and broadcast live on cable, allowing greater access to individuals unable to attend in person. The City also maintains a video on demand library of previously recorded meetings.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Dimas General Plan is comprised of the following seven elements: Land Use; Circulation; Housing; Open Space; Conservation; Safety; Noise and Historic Preservation. As part of the update of the Housing Element, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing, as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. Several housing needs maps are presented based on census tract data; Figure 1 depicts the 2010 census tract and block group boundaries for San Dimas.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race and ethnicity, and employment characteristics of San Dimas residents.

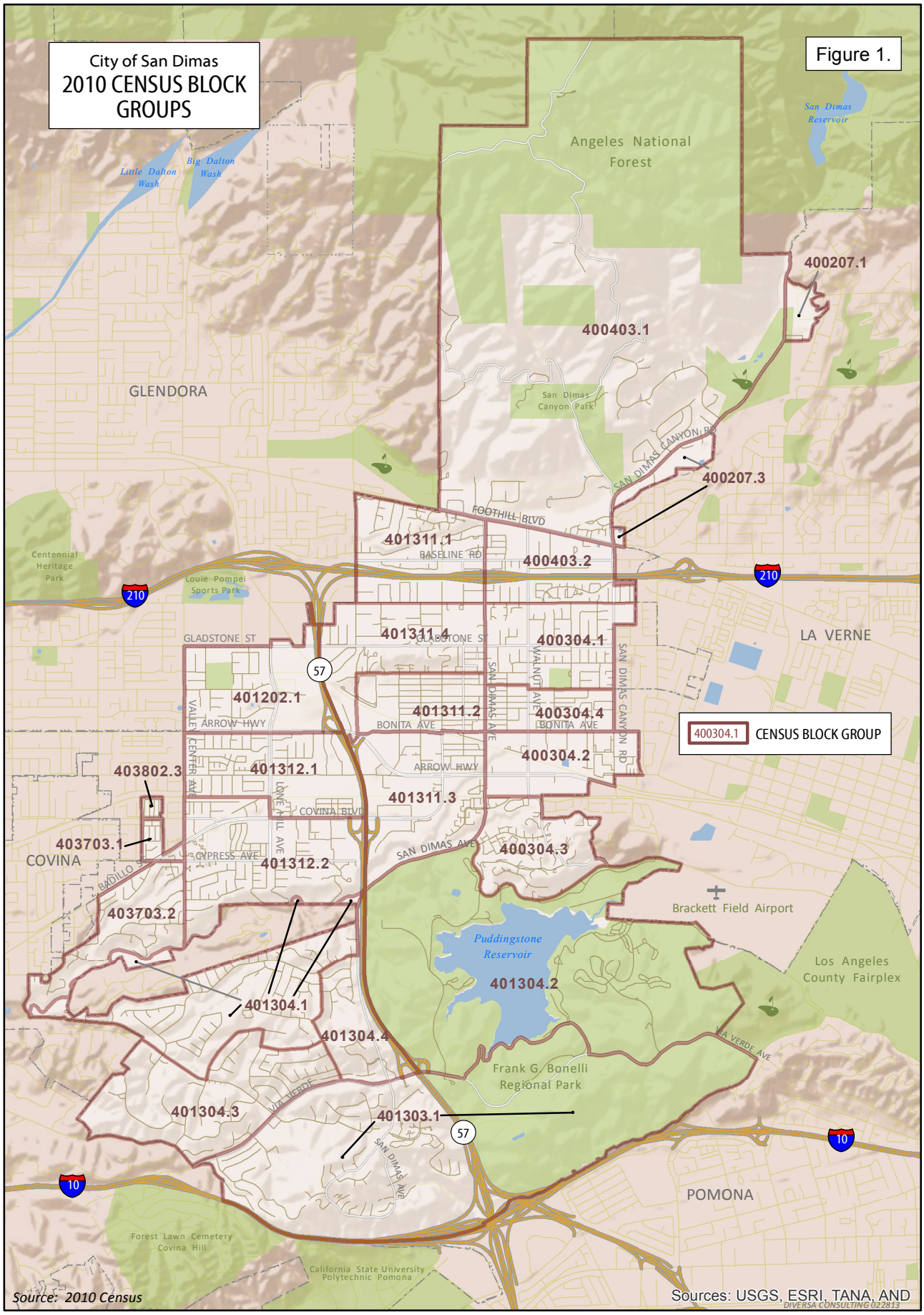
1. Population Growth and Trends

Table II-1 presents population growth trends in San Dimas, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This table illustrates that San Dimas experienced the highest percentage of growth during the 1990s, with an 8 percent increase in population, slightly above the 7 percent increase for the County. In contrast, the City's 2010 population of 33,371 reflects a 5 percent decline and loss of approximately 1,500 residents over the most recent decade.

Table II-1: Regional Population Growth Trends 1990 – 2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Claremont	32,503	33,998	34,926	5%	3%
Glendora	47,828	49,415	50,073	3%	1%
La Verne	30,897	31,638	31,063	2%	-2%
San Dimas	**32,397**	**34,980**	**33,371**	**8%**	**-5%**
County of Los Angeles	8,863,164	9,519,338	9,818,695	7%	3%

Source: U.S. Census 1990, 2000 and 2010.


City of San Dimas
2010 CENSUS BLOCK GROUPS
Figure 1.
Angeles National Forest
San Dimas Reservoir
Little Dalton Wash
Big Dalton Wash
400207.1
400403.1
GLENDORA
San Dimas Canyon Park
SAN DIMAS CANYON RD
400207.3
FOOTHILL BLVD
401311.1
BASELINE RD
400403.2
Centennial Heritage Park
Louie Pompei Sports Park
210
GLADSTONE ST
401311.4
400304.1
LA VERNE
57
SAN DIMAS AVE
WALNUT AVE
SAN DIMAS CANYON RD
401202.1
401311.2
400304.4
ARROW HWY
BONITA AVE
400304.2
VALLEY CENTER AVE
403802.3
401312.1
LONE HILL AVE
401311.3
COVINA BLVD
403703.1
COVINA
CYPRESS AVE
401312.2
BADILLO ST
400304.3
403703.2
Brackett Field Airport
Puddingstone Reservoir
401304.2
Los Angeles County Fairplex
401304.1
401304.4
LA VERDE AVE
Frank G. Bonelli Regional Park
VIA VERDE
401304.3
401303.1
10
POMONA
Forest Lawn Cemetery Covina Hill
California State University Polytechnic Pomona
400304.1 CENSUS BLOCK GROUP
Source: 2010 Census
Sources: USGS, ESRI, TANA, AND
DIVERSA CONSULTING 022813

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of San Dimas in 1990 and 2010, and compares this to the age distribution of Los Angeles County. As shown in the table below, 20 percent of San Dimas' 2010 population is comprised of children under the age of 18, compared to 24 percent Countywide. The proportion of school age children (5-17 years) evidenced a decline from 19 percent to 16 percent, whereas the proportion of preschool children (under 5 years) decreased from 7 to 4 percent.

The biggest changes to San Dimas' age profile however, occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the last two decades, decreasing from 34 to 23 percent of the population, and declining by over 3,600 residents. Conversely, the middle age population grew by over 3,800 residents, increasing from 20 to 31 percent of the population.

Senior citizens (65 years and older) also evidenced significant growth over the past two decades, with an increase of over 2,000 residents. At 16 percent, the proportion of seniors in San Dimas is well above the 11 percent countywide.

The population of San Dimas, as a whole, is aging. The 2010 Census puts the median age of San Dimas at 44.2 years, over 9 years older than the median age of 34.8 years for the County. Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community due in part to high housing costs. As discussed later in the section, San Dimas has also experienced a decline in both the number and proportion of families with children over the past two decades.

Table II-2: Age Distribution 1990 – 2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	2,256	7%	1,453	4%	7%
School Age (5-17 yrs)	6,216	19%	5,487	16%	17%
College Age (18-24 yrs)	3,246	10%	3,326	10%	11%
Young Adults (25-44 yrs)	11,139	34%	7,536	23%	30%
Middle Age (45-64 yrs)	6,510	20%	10,386	31%	24%
Seniors (65+ years)	3,030	9%	5,183	16%	11%
TOTAL	**32,397**	**100%**	**33,371**	**100%**	**100%**

Source: U.S. Census 1990 and 2010.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic distribution of San Dimas' population in 1990 and 2010 and compares it to the Countywide distribution. Similar to many Southern California communities, the City is becoming more racially diverse, with Whites decreasing from 70 to 52 percent of the population over the past two decades, representing a loss of over 15,000 residents. The City's proportion of Whites, however, remains well above the 28 percent of White residents Countywide.

In contrast, the Hispanic population in San Dimas has grown significantly, from 17 percent in 1990 to 31 percent in 2010, adding nearly 5,000 new residents. Less significant was the increase in Asian/Pacific Islanders from 8 to 10 percent, and increase in "Other" races from less than 1 to 3 percent. African Americans decreased slightly from 4 to 3 percent during this time period.

Table II-3: Racial and Ethnic Composition 1990 – 2010

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	22,746	70%	7,448	52%	28%
Hispanic	5,612	17%	10,491	31%	48%
Asian/Pacific Islander	2,682	8%	3,417	10%	14%
African American	1,182	4%	1,015	3%	8%
American Indian	128	<1%	77	<1%	<1
Other Race	47	<1%	923	3%	2%
TOTAL	**32,397**	**100%**	**33,371**	**100%**	**100%**

Source: U.S. Census 1990 and 2010.

4. Employment

Employment characteristics also affect housing needs by affecting one's ability to afford and acquire housing. The 2009-2011 American Community Survey documents 15,843 persons age 18 to 64 years in the civilian labor force in San Dimas, representing a labor force participation rate of 73 percent. The primary occupations in which residents were employed include: Management, Professional, and Related occupations (40%); Sales and Office occupations (33%); and Service occupations (14%). The May 2013 unemployment rate for San Dimas was 5.4 percent, compared to countywide unemployment of 9.2 percent, as estimated by the State Economic Development Department for 2007.

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable communities Strategy Growth Forecast estimates there were a total of 13,100 jobs in San Dimas in 2008. SCAG projects the City's employment base will grow to 13,600 by 2020, a 3.8 percent increase in jobs. This level of employment growth is slightly lower than that forecasted for Los Angeles County as a whole (5%), which SCAG projects will add 218,000 net new jobs during the 2008 – 2020 period.

Major employers in San Dimas include professional/technical, public utilities, manufacturing/ production and sales/entertainment. Listed below are San Dimas' largest employers within each of these four primary industries:

Professional/Technical

- Automatic Data Processing, Inc. (ADP)
- Wescorp
- ITT Technical Institute

Public Utility Office Centers

- Southern California Gas Co.
- Southern California Edison
- Golden State Water Co.

Manufacturing/Production

- Louis Vuitton
- Gilead Sciences
- Organic Milling

Sales/Entertainment

- Raging Waters
- CostCo
- Target
- Lowe's

Automatic Data Processing, Inc. (ADP)

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in San Dimas.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

As illustrated in Table II-4, the 2010 Census documents that San Dimas was home to 12,030 households, an increase of approximately 1,100 households since 1990. The City had an average household size of 2.73 persons and an average family size of 3.19 persons, reflecting a slight decrease from 1990 levels. The City's average household size is slightly less than the Los Angeles County average household size of 2.98.

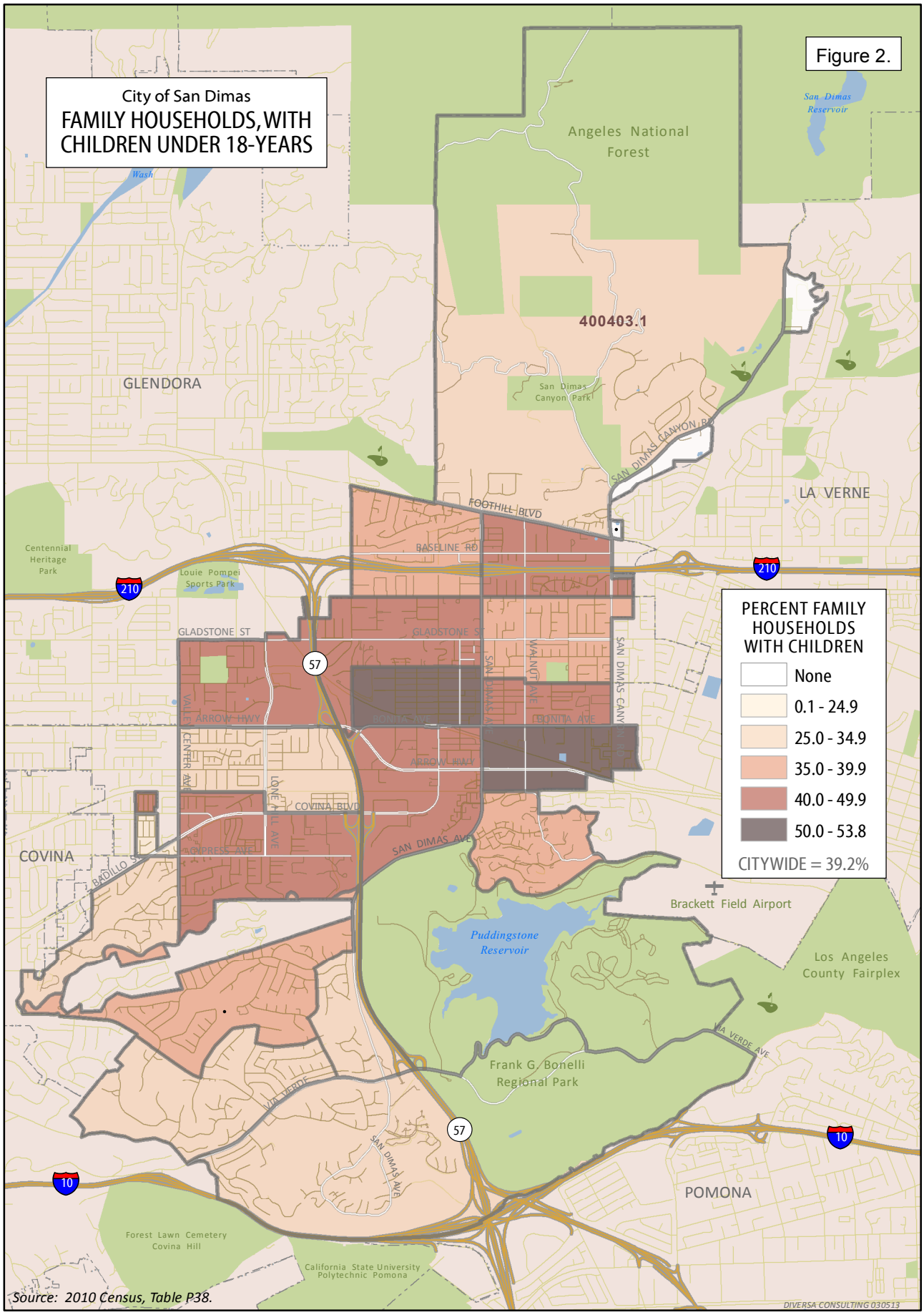
Families continue to comprise the majority of the households in San Dimas, though have declined slightly in proportion from 76 to 72 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 28 percent of households in 2010 compared to 40 percent in 1990, a decline in over 1,000 families with children. In contrast, single person households grew from 18 to 22 percent of households, an increase of over 600 households. This decline in families with children and increase in single person households, combined with the decline in young adults and increasing middle age and senior populations, suggests that San Dimas' households are aging in place.

Figure 2 on the following page depicts the location of family households with children in San Dimas, and illustrates the greatest concentrations in the central core of the City, and particularly the census block groups to the northwest and southeast of San Dimas and Bonita avenues where over 50 percent of family households have children.

Table II-4: Household Characteristics 1990 - 2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	L.A. Co.%
Families	8,300	76%	8,679	72%	68%
With children	4,409	(40%)	3,397	(28%)	(33%)
With no children	3,891	(36%)	5,282	(44%)	(35%)
Singles	2,005	18%	2,668	22%	24%
Other non-families	643	6%	683	6%	8%
Total Households	**10,948**	**100%**	**12,030**	**100%**	**100%**
Average Household Size	2.86		2.73		2.98
Average Family Size	3.26		3.19		3.58

Source: U.S. Census 1990 and 2010.



Source: 2010 Census, Table P38.

2. Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State utilizes the income groups presented in Table II-5, which are used throughout the Housing Element.

Table II-5: State Income Categories

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	$17,950	$20,500	$23,050
Very Low	0-50% AMI	$29.900	$34,200	$38,450
Low	51-80% AMI	$47,850	$54,650	$61,500
Moderate	81-120% AMI	$54,450	$62,200	$70,000
Above Moderate	120%+ AMI	>$54,450	>$62,200	>$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table II-6 presents the distribution of household income in San Dimas by income category. Above moderate income households (>120% AMI) comprise the vast majority of households in San Dimas, at 54 percent. Despite the City's overall affluence, however, over 3,500 San Dimas households earn lower incomes (<80% AMI). While relatively limited in number (9% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, 37 percent of the City's ELI households are homeowners (395 households), with 58 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 873 ELI renter households, 48 percent spend more than half their incomes on rent.

Table II-6: Household Income Distribution 2010

Income Level	Households	Percentage
Extremely Low Income	1,068	9%
Very Low Income	953	8%
Low Income	1,545	13%
Moderate Income	2,033	17%
Above Moderate Income	6,670	54%
TOTAL	**12,269**	**100%**

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up San Dimas' workforce earn modest incomes, making it challenging to afford to live and work in the City. Table II-7 presents a sampling of occupations in Los Angeles County which fall within very low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in San Dimas with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low income occupations, such as preschool teachers, are unable to afford market rents in San Dimas. Low income occupations, such retail sales managers are generally able to afford rents in smaller units, but average rents in units with 2+ bedrooms exceed low income affordability. Housing sales prices are beyond the level affordable to even moderate income households.

Table II-7: Los Angeles County Wages for Select Occupations 2012

Very Low Income (< $33,750 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Monthly Affordable Housing Cost**
Waiters/Waitresses	$10.41	$21,645	$541
Child Care Workers	$12.11	$25,187	$630
Retail Salespersons	$12.66	$26,335	$658
Nursing Aides, Orderlies, and Attendants	$12.88	$26,808	$670
Security Guards	$13.24	$27,541	$689
Hairdressers and Cosmetologists	$13.39	$27,849	$696
Teacher Assistants	--	$30,229	$756
Emergency Medical Technicians and Paramedics	$14.77	$30,732	$768
Preschool Teachers	$15.26	31,736	$793
Low Income ($33,750 -$54,000 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Monthly Affordable Housing Cost**
Transit Bus Drivers	$18.66	$38,811	$970
Bookkeeping, Accounting. and Auditing Clerks	$19.42	$40,378	$1,009
Tax Preparers	$20.53	$42,704	$1,067
Retail Sales Manager	$21.98	$45,714	$1,142
Real Estate Sales Agent	$22.32	$46,422	$1,161
Licensed Practical and Vocational Nurses	$24.22	$50,390	$1,260
Executive Secretaries and Administrative Assistants	$25.38	$52,798	$1,320
Child, Family, and School Social Workers	$25.80	$53,677	$1,342
Carpenters	$25.97	$54,021	$1,350
Moderate Income ($54,000 - $62,200 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Monthly Affordable Housing Cost**
Food Service Managers	$24.59	$51,148	$1,279
Architectural and Civil Drafters	$26.32	$54,733	$1,368
Computer Support Specialists	$26.38	$54,859	$1,371
Postal Mail Carriers	$26.51	$55,156	$1,379
Insurance Appraisers	$26.62	$55,377	$1,384
Paralegals and Legal Assistants	$28.99	$60,312	$1,508
Graphic Designers	$29.04	$60,404	$1,510

Source: 2012 California Occupational Employment Statistics –Los Angeles County; 2012 State HCD Income Limits.
Income categories based on two-person household with single wage earner.
Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including the elderly, persons with disabilities, large households, female-headed households, and the homeless. Table II-8 summarizes the number of households or persons in each of these special needs groups in the City.

Table II-8: Special Needs Populations 2010

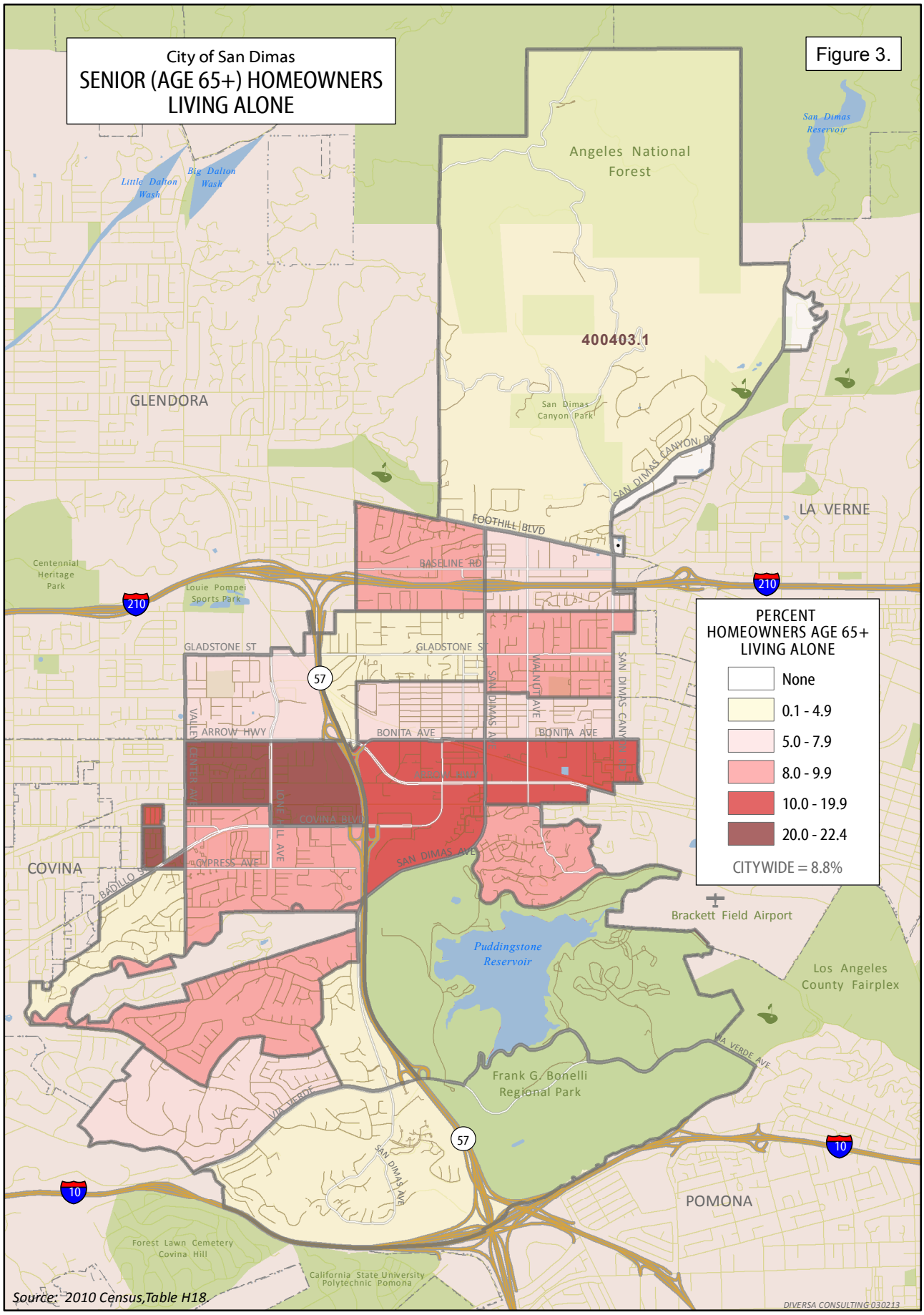
Special Needs Groups	Persons	Households	Percent
Seniors (65+)	5,183		16%
With a Disability *	1,553		(30%)
Senior Households		3,178	26%
Renter		736	(23%)
Owner		2,442	(77%)
Seniors Living Alone	1,270		25%
Persons with Disability*	3,122		9%
Large Households		1,460	12%
Renter		375	(26%)
Owner		1,085	(74%)
Female-Headed Family Households		1,462	12%
With Related Children		736	(50%)
Homeless	7		<1%
TOTAL Persons/Households	**33,371**	**12,030**	

Source: U.S. Census 2010, *American Community Survey 2005-2007.
Numbers in ( ) reflect the % of the special needs group and not the % of the total City population/households. For example, of the City's senior households, 23% are renters and 77% are owners.

Senior Households

Approximately 16 percent of San Dimas' population, or 5,183 residents, are 65 years of age or older. Close to a third (30%) of these elderly residents have some type of disability, which may require some type of housing accommodation or assistance with housing maintenance. One-quarter of the City's households are headed by a senior, of which three-quarters are homeowners and one-quarter are renters. Of senior households, 46 percent are lower income (<80% AMI), and 9 percent have incomes that fall below the level of poverty.

Of San Dimas' over 2,400 senior homeowners, 31 percent live alone, over three-quarters of which are women. As these homeowners age, many may be unable to maintain their homes, and may benefit from the installation assistance devices to enhance accessibility. Figure 3 depicts the incidence of senior homeowners living alone by census block group, with the greatest incidence in the older neighborhoods located west of the 57 freeway between Arrow Highway and Covina Boulevard. The City operates a Housing Rehabilitation Program that assists low and moderate-income senior homeowners in making needed repairs and accessibility improvements. Until recently, the City offered the SHARES Program, which matches older adults with others interested in sharing a living space; this program has been placed on hold due to funding constraints.



Source: 2010 Census,Table H18.

San Dimas currently has seventeen residential care facilities for the elderly licensed by the State of California. Fourteen of these facilities are in a small, group home setting, with six or fewer occupants, with three large facilities – San Dimas Retirement Center, Atria Rancho Park and Emeritus at San Dimas – providing capacity for up to 668 seniors. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

In addition to housing, seniors have a variety of service needs including transportation, health care, and recreation. The San Dimas Senior Center offers a number of programs specifically designed for seniors and their needs. These programs include life-long learning opportunities in a field of choice, computer classes, fitness classes designed to assist seniors live independently, and health and nutrition classes. The Senior Center is able to provide a limited assessment of senior health throughout the year. Other efforts to support the elderly in San Dimas include a Meals-on-Wheels program that prepares and delivers meals to homebound seniors; information about transportation services; a monthly senior newsletter; a senior help line; a listing of senior housing; and other essential referrals. The Senior Center serves as a central hub for many of these activities. The seniors using the services at the Center are increasingly frail. The San Dimas Senior Citizen Commission provides guidance and advice to City Council and staff regarding the on-going senior activities provided by the City.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2005-2007 American Community Survey (ACS) identifies 3,122 San Dimas residents over the age of five as having one or more disabilities, representing nine percent of the City's population. One-third of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among San Dimas disabled residents:

- Hearing – 28%
- Ambulatory – 58%
- Cognitive – 29%
- Vision – 14%

Of the City's senior population, 30 percent suffer from a disability. As San Dimas' population continues to age, the number of residents with disabilities will also increase.

Efforts to support the disabled in San Dimas include a Meals-on-Wheels program that prepares and delivers meals to individuals who are temporarily or permanently disabled. The City's Housing Rehabilitation Program can provide assistance to low and moderate income disabled households for accessibility accommodations. The City also provides exercise classes and hosts an annual dance for persons with disabilities at the City's Community Center.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To

maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. San Dimas has one licensed adult residential facility and three licensed group homes for youth, providing housing for up to 6 disabled adults and 100 children with disabilities.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The San Gabriel Valley Regional Center (SGPRC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the San Dimas zip code 91773, the San Gabriel Valley Regional Center currently provides services to 189 residents with developmental disabilities, with youth (up to age 14) comprising nearly 40 percent of this total.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

San Dimas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In San Dimas, large households comprise 12 percent of total households. Of the City's approximately 1,460 large households, one-quarter are renters. The American Community Survey documents 1,120 rental units and 6,757 owner units in San Dimas with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. Since San Dimas is home to only 375 large renter households and 1,085 large owner households, there is a more than adequate supply of both rental and ownership units to accommodate the City's large households.

Female-Headed Households

Female-headed households typically have a special need for such services as health care and childcare, among others. Single-person female households are frequently elderly widows, whereas female-headed households with two or more members are frequently single mothers. Female-headed households, especially those with children, tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census reports 1,462 female-headed family households in San Dimas, comprising 12 percent of total households. Of these female-headed households, half have children under the age of 18 and 13 percent have incomes below the poverty line. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The City of San Dimas offers a variety of youth programs that can help supplement day care. Children and teens can participate in a range of activities including a drop-in teen center at the City's Swim and Racquet Center, various intramural sports leagues, arts and dance classes, day camps, and dances.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of San Dimas has no agricultural land in active crop production, but does have approximately 78 acres zoned for agriculture that is used for grazing.

According to data compiled by SCAG, only 15 San Dimas residents are employed in the industries of farming, fishing or forestry, representing only 0.04 percent of the City's labor force. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Homeless

The 2011 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Provider (SPA) 3, the total homeless population increased from the 2009 count of 3,269 to 3,918 in 2011. Within San Dimas, these actual count figures identified seven homeless (all from the street count). San Dimas also participated in the 2013 Homeless Count, but the results of that count will not be available until later in the year.

In the SPA 3 Area, 29% of the homeless were categorized as "chronic homeless". A majority fell within the 25-54 age group; 34% experienced substance abuse issues; 33% suffered from mental health issues; and 22% had a physical disability.

The San Gabriel Valley Consortium on Homelessness maintains an on-line database of services available to the homeless in the San Gabriel Valley (www.sgvc.org). Within San Dimas, a Food Bank offers a limited number of overnight motel vouchers in addition to food. An active network of faith-

based organizations in the area also provide food and overnight vouchers. Students enrolled in the Bonita Unified School District have access to the services of a Homeless Liaison staff member who can direct them to the appropriate services in the area. In nearby Pomona, the Volunteers of America operate an intake and referral center in nearby Pomona, including on street case managers. The San Gabriel Valley Center, located in El Monte, services communities from Monterey Park to Pomona, providing street outreach, an access center (with case management, counseling, and other services), a 90-day emergency center, and short-term housing for victims of domestic violence. The West Covina Access Center also offers referrals, case management and other services to the homeless.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of San Dimas' physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-9 displays housing production in San Dimas compared to neighboring cities and the County of Los Angeles. During the 1990's, San Dimas' housing stock grew by 9 percent, well above the 3 percent housing growth experienced Countywide. Only Claremont came close to the same housing growth at 7 percent. The neighboring cities of Glendora and La Verne experienced growth levels of only 2 percent.

The 2010 U.S. Census documents San Dimas' housing stock at 12,506 units, reflecting no net increase in the City's housing stock over the past decade. Combined with a decrease in household size, the absence of housing growth between 2000-2010 resulted in a decline in the City's population by approximately 1,500 residents (refer to Table II-1 earlier in this chapter).

Table II-9: Regional Housing Growth Trends 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Claremont	10,831	11,559	12,156	7%	5%
Glendora	16,876	17,145	17,778	2%	4%
La Verne	11,113	11,286	11,686	2%	4%
San Dimas	**11,479**	**12,503**	**12,506**	**9%**	**0%**
L.A. County	3,163,343	3,270,909	3,443,087	3%	5%

Source: U.S. Census 1990, 2000, and 2010.

2. Housing Type and Tenure

Table II-10 depicts the mix of housing types in San Dimas. Single-family homes remain the dominant housing type, comprising 71 percent of the City's 2010 housing stock, compared to multi-family units which comprise 17 percent. San Dimas also has 900 mobile homes located in 5 mobile home parks – 3 senior parks and 2 family parks.

Table II-10: Housing Type 1990 – 2010

Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	7,252	63%	7,530	60%	7,302	58%
SF Attached	1,581	14%	2,114	17%	1,621	13%
Total SF	***8,833***	**77%**	***9,644***	**77%**	***8,923***	**71%**
2 to 4 Units	310	3%	363	3%	312	2%
5 or more units	1,404	12%	1,629	13%	1,820	15%
Total Multi-Family	***1,714***	**15%**	***1,992***	**16%**	***2,132***	**17%**
Mobile Homes & Other[1]	932	8%	949	8%	1,451	12%
Total Housing Units	**11,479**	100%	**12,585**	**100%**	**12,506**	**100%**
Vacancy Rate	**4.63%**	--	**2.80%**	--	**3.81%**	--

Source: U.S. Census 1990, 2000 and 2010. Dept of Finance 2010 Population and Housing Estimates.
[1] While 2010 State Dept of Finance (DOF) shows a 500 unit increase in the number of "mobile homes/other" from the 2000 Census, the City has in fact had no change in the number of mobile homes over the past decade. Given the corresponding decrease in nearly 500 single-family attached units between 2000 and 2010 reported by DOF, these data discrepancies would appear to result from a mis-categorization of these single-family attached units into the mobile home/other category.

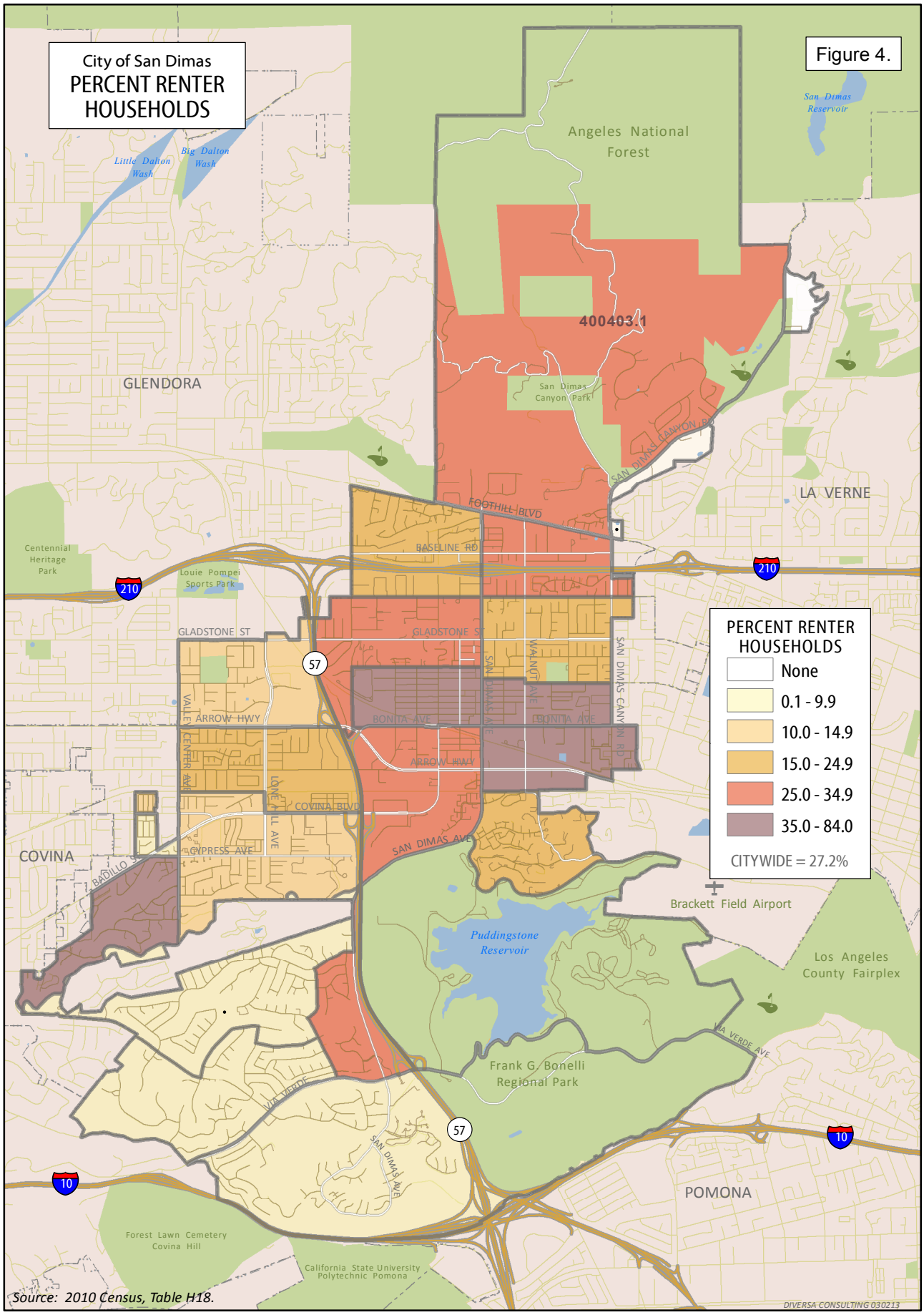
Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. According to the 2010 Census and as seen in Table II-11, 73 percent of San Dimas households were homeowners, a slight reduction in the 76 percent homeownership rate in 1990. The proportion of owner-occupied households in San Dimas remains significantly above the Countywide average of 48 percent.

Table II-11: Housing Tenure 1990-2010

Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	2,608	24%	3,196	26%	3,273	27%
Owner	8,340	76%	8,967	74%	8,757	73%
Total	**10,948**	**100%**	**12,163**	**100%**	**12,030**	**100%**

Source: U.S. Census, 1990, 2000, and 2010.

As shown in Figure 4, the highest concentrations of renter households (>35%) reside in the central portions of San Dimas surrounding Bonita Avenue. These areas also correspond to the greatest number of multi-family buildings and the areas with more modest income households.



Source: 2010 Census, Table H18.

Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices.

According to the 2010 Census, the citywide residential vacancy rate in San Dimas was 3.81 percent, showing a modest increase in the City's 2000 vacancy rate of 2.8 percent. Rental vacancies in 2010 were at 5.6 percent, indicating the supply of rental housing in 2010 was sufficiently meeting demand and providing mobility. Ownership vacancies were at 1.1 percent, below the ideal rate of two percent.

3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Table II-12 displays the age of San Dimas' occupied housing stock by tenure as of 2010. With 65 percent of the City's housing stock built prior to 1979, two-thirds of San Dimas' housing has reached the 30-year benchmark, representing almost 8,000 units. The aging of such a large portion of San Dimas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

In 2001, the City conducted a survey of both property and housing conditions in neighborhoods with concentrations of pre-1970 housing. The properties were generally in good to excellent condition with 10 percent in poor or deteriorated conditions. The survey of housing conditions indicated that 50 homes (16%) of the 314 homes in the survey areas needed minor repair; 60 homes (19%) were in need of moderate to substantial rehabilitation; while no homes were in a dilapidated state. This survey represents observations from the exterior only and does not reflect other conditions that are often present in older housing stock. For example, at 30 years, a home's original systems (plumbing, electrical, heating and air conditioning) are usually in need of replacement or substantial repair. As housing stock ages, more units will be in need of at least minor repair. Rehabilitation of existing housing is important to the City. The City's rehabilitation program is a way to assist lower income households maintain their residence.

Table II-12: Age of Housing Stock 2010

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	50	2%	123	1%	1%
2000-2004	0	0%	313	3%	3%
1990-1999	250	8%	839	9%	9%
1980-1989	814	25%	1,987	22%	23%
1970-1979	1,081	34%	2,893	32%	32%
1960-1969	355	11%	1718	19%	17%
1950-1959	365	11%	726	8%	9%
1940-1949	200	6%	118	1%	3%
1939 or earlier	109	3%	328	4%	4%
Total	**3,224**	**100%**	**9,045**	**100%**	**100%**

Source: U.S. Census 2005-09 American Community Survey.

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to San Dimas residents.

Rental Housing Market

An internet rent survey was conducted in March 2013 to evaluate rental costs in San Dimas. Table II-13 presents the results of the rent survey by unit type, including apartments/condominiums/ townhomes, single-family homes, and individual rooms for rent.

A total of 33 non-duplicative multi-family units were listed as available for rent in San Dimas. Median monthly rents were $925 for a studio, $1,040 for a one-bedroom unit, $1,430 for a two-bedroom unit, and $1,850 for a three-bedroom unit. Two-bedroom units comprised the majority of units advertised, with few studio and one bedroom units advertised as available for rent.

In addition to multi-family rentals, 28 single-family homes were listed for rent. Median rents ranged from $1,900 for a three-bedroom home, to $2,065 for a four-bedroom home and $4,675 for the 2 five-bedroom homes listed. The significant number of single-family home rentals is likely a reflection of the "shadow market" occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead chose to rent out their homes.

In addition to the full rental units surveyed, 25 individual rooms were listed for rent, ranging in price from $450 to $700, with a median price of $600. Many of the rooms were marketed as convenient in location to students of Claremont University, La Verne University, Cal Poly Pomona, and Devry University. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

Table II-13: Survey of Vacant Rental Units, March 2013

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments/Condominiums/Townhomes			
Studio	2	$800-$1,050	$925
1	3	$930 - $1,095	$1,040
2	21	$1,254 - $1,795	$1,430
3+	7	$1,750 - $2,100	$1,850
Single-Family Homes			
3	22	$1,188-$2,950	$1,900
4	4	$1,850 – $3,300	$2,065
5	2	$2,850 - $6,500	$4,675
Rooms for Rent			
1	25	$450 - $700	$600

Source: *www.craigslist.org; March 9, 2013*

Homeownership Market

Table II-14 compares single-family and condominium sales prices in San Dimas and nearby communities by zip code during calendar year 2012. A total of 253 single-family homes were sold within the 91773 San Dimas zip code, commanding a median sales price of $395,000. The City's median home price decreased by about 3 percent from the previous year, in contrast to the nearby cities of La Verne, Glendora, and Claremont, whose home values had either increased or stayed relatively unchanged. Home prices in San Dimas were lower than many of the surrounding communities, but still well above the Countywide median home price of $340,000. Claremont, La Verne, and Glendora zip code 91741 all had median home prices that exceeded $425,000.

With 108 condominiums sold in San Dimas, condos comprised 30 percent of the City's residential sales in 2012. The median condo sales price was $256,000, a modest 5.4 percent decline from the prior year. San Dimas had the highest number of condominium sales as compared to the surrounding communities, with prices in Claremont and Glendora above San Dimas, and prices in La Verne below all the neighboring communities. San Dimas' was the only community within all the neighborhood cities, which showed a decrease in condominium values from 2011, while the others either increased or remained relatively unchanged. The median condominium price in San Dimas was still overall comparable to the Countywide price.

Table II-14: Single-Family Homes and Condominium Sales 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Claremont	91711	321	$445,000	0.3%	69	$368,000	3.5%
Glendora	91740	232	$325,000	1.6%	23	$275,000	0.8%
	91741	246	$477,000	4.7%	28	$362,000	13.1%
La Verne	91750	290	$425,000	4.9%	53	$230,000	0.2%
San Dimas	**91773**	**253**	**$395,000**	**-2.9%**	**108**	**$256,000**	**-5.4%**
LA County	All	59,561	$340,000	4.6%	19,617	$285,000	3.6%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, http://www.dqnews.com

While the prior Table II-14 provides an overview of the subregional housing sales market during calendar year 2012, the following Table II-15 provides more detailed information on the homes and condominiums sold within San Dimas. Of the 253 single-family home sales recorded during 2012, three and four-bedroom units were the most prevalent, characteristic of San Dimas' relatively newer housing stock of larger sized units. For example, the average unit size among the 92 four-bedroom units sold was 2,126 square feet, and the average year built was 1976. Single-family lot sizes are large, averaging nearly 13,000 square feet. Median sales prices ranged from $280,000 (two-bedroom), to $449,500 (four-bedroom), and $595,000 (five-bedroom). The overall median home price in San Dimas was $395,000 for a 1,900 square foot home built in 1970.

Representing 30 percent of all sales, condominiums represent a significant segment of San Dimas' housing market. Median prices for condominiums ranged from $247,000 (two-bedroom), to $268,000 (three-bedroom) and $370,500 (four-bedroom or more). These two and three-bedroom units, built primarily in early 1980's, continue to offer a relatively affordable homeownership option in San Dimas.

Table II-15: San Dimas 2012 Home and Condominium Sales

# Bedrooms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
2	23	$165,000 - $670,000	$280,000	1,336 sf	11,882 sf	1959
3	119	$120,000 - $1,250,000	$389,000	1,640 sf	10,157 sf	1967
4	92	$135,000 - $1,275,000	$449,500	2,126 sf	16,458 sf	1976
5	19	$227,000 - $1,746,000	$595,000	3,362 sf	16,673 sf	1983
Total	***253***	***$120,000 - $1,746,000***	***$395,000***	**1,903 sf**	**12,940 sf**	***1970***
Condominiums						
2	40	$140,000 - $365,000	$247,000	1,274 sf	--	1984
3	55	$199,000 - $628,000	$268,000	1,441 sf	--	1983
4+	13	$225,000 - $660,000	$370,500	2,140 sf	--	1984
Total	***108***	***$140,000 - $660,000***	***$256,000***	**1,463 sf**	--	***1983***

Source: Dataquick On-Line Real Estate Database. Complied by Karen Warner Associates.

Home Foreclosures

Approximately 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. Fortunately, the number of mortgage default notices in the State has been consistently declining since its peak in 2009, with the approximately 18,500 notices filed in first quarter 2013 the lowest level in more than seven years. According to the real estate information service DataQuick, the drop in foreclosure notices is the result of a combination of rising home values, an improving economy, and government efforts to reduce foreclosures.

Within San Dimas, www.Realtytrac.com identified 93 single-family home and condominiums units in June 2013 in various states of foreclosure, including "pre-foreclosure" having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that

received a foreclosure filing in San Dimas in June was 40 percent lower than the previous month and 75 percent lower than the same time last year, and representing 1 filing for every 1,336 residential units in the City. In comparison, the ratio of June foreclosure filings to total housing units in the State, Los Angeles County, and the majority of nearby cities were higher than in San Dimas.[1]

Pomona	1 : 607
Covina	1 : 718
Claremont	1 : 778
California	1 : 910
La Verne	1 : 930
Los Angeles County	1 : 1,030
Diamond Bar	1 : 1,108
San Dimas	**1 : 1,336**
Glendora	1 : 1,469
Walnut	1 : 2,139

While foreclosures have been on the decline, lenders have been shifting towards "short sales" – transactions where the sales price falls short of what is owed on the property. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In 2012, short sales comprised 26 percent of statewide resale activity.

[1] The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Housing Affordability

The affordability of housing in San Dimas can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-16 presents the maximum affordable purchase price for moderate-income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in San Dimas as previously documented in Table II-15. As illustrated below, the maximum affordable purchase price ranges from $320,000 for a three-person household, $357,500 for a four-person household, and $383,500 for a five-person household, rendering single-family home prices in San Dimas well beyond the reach of moderate-income households.

Condominiums, however, do provide an affordable homeownership option for the moderate-income households in San Dimas. For example, a three-person moderate-income household can afford a purchase price up to $320,000, and is thus able to afford the $247,000 median priced two-bedroom condominium. The median price of a three-bedroom condominium ($268,000) is also affordable for a four-person moderate-income household ($357,500), as is the four bedroom condominium ($383,500) affordable for a five-person moderate-income household. Expanding the supply of condominiums, combined with downpayment assistance programs and inclusionary housing requirements, can be an effective way to extend affordable housing opportunities and ensure households earning moderate incomes remain part of the San Dimas community.

Table II-16: 2012 Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	**2 Bedroom (3 persons)**	**3 Bedroom (4 persons)**	**4 Bedroom (5 persons)**
Household Income @ 120% Median	$70,000	$77,750	$83,950
Income Towards Housing @ 35% Income	$24,500	$27,213	$29,383
Maximum Monthly Housing Cost	$2,041	$2,267	$2,448
Less Ongoing Monthly Expenses:			
Utilities	$91	$112	$138
Taxes (1.1% affordable hsg price)	$290	$320	$350
Insurance	$100	$115	$130
HOA Fees & Other	$180	$180	$180
Monthly Income Available for Mortgage	$1,380	$1,540	$1,650
Supportable 30 yr Mortgage @ 4.0% interest	$289,000	$322,500	$345,500
Homebuyer Downpayment (10%)	$31,000	$35,000	$38,000
Maximum Affordable Purchase Price	**$320,000**	**$357,500**	**$383,500**
San Dimas Median Single-Family Sales Price	**$280,000**	**$389,000**	**$449,500**
San Dimas Median Condo Sales Price	**$247,000**	**$268,000**	**$370,500**

Source: Karen Warner Associates.

Table II-17 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median apartment rents in San Dimas (as documented in the rent survey presented in Table II-13). As Table II-17 indicates, median rent levels are well above the level of affordability for very low income households, although rents on smaller apartment units (studios and one bedrooms) are at levels affordable to low income households, with rents on some of the lower cost two-bedroom units also affordable to this group. Households earning moderate incomes can afford most all apartments in San Dimas, with the exception of three- bedroom units which rent at levels slightly above the moderate income affordability threshold.

Table II-17: 2013 Maximum Affordable Rents* Los Angeles County

Income Level**	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	$658	$753	$847	$935
Low Income	$1,107	$1,264	$1,423	$1,574
Moderate Income	$1,272	$1,453	$1,636	$1,810
San Dimas Median Apartment Rents	**$925**	**$1,040**	**$1,430**	**$1,850**

*Maximum rent reflects deduction of utility allowance per LACDC utility schedule: $89 for studios, $102 for 1-bedroom, $114 for 2 bedrooms, and $133 for 3 bedrooms.
**Income levels reflect the 2013 Official State Income Limits published by State HCD

5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section presents an inventory of all assisted rental housing in San Dimas, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Assisted Housing Inventory

San Dimas' assisted rental housing is summarized in Table II-18. Of the 343 deed-restricted affordable rental units, 229 (two-thirds) are for seniors, while the remaining 114 are family units.

Table II-18: Assisted Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Voorhis Village*	Family	65	64	Tax Credits Tax Exempt Bonds	2068
Villa San Dimas	Family	51	50	223(a)(7)/ 221(d)(3)M	11/2013 (Section 8) 6/2021 (Loan)
Monte Vista Place	Senior	12	12	RDA Set-Aside	2048
Sunnyside Apartments	Senior	164	33	Bond Refunding	2021
Charter Oak Mobile Home Estates	Senior	186	184	City Bond	(City purchased in 1998)

*Transfer of ownership and issuance of tax credit and bond financing in 2013 extended project affordability controls.

The 65 unit Voorhis Village project was originally financed under the HUD 236(j)(1) program with affordability provided on 21 of the units through Section 8 contracts subject to annual renewals. The project was recently sold to a new owner and was awarded State Low Income Housing Tax Credits and Tax-Exempt Bond financing, expanding the rent-restricted units from 21 to 64 units, and extending the affordability controls for 55 years. The City supported the new project owners in receiving financing by: a) becoming a member of the Statewide Communities Development Authority (CSCDA); and b) conducting a public hearing on the proposal to use Multi-family Housing Revenue Obligations to finance the project.

With the refinancing of Voorhis Village, Villa San Dimas is the only federally assisted multi-family housing development remaining in San Dimas. Villa San Dimas provides 51 family apartment units (including one manager's unit), of which 50 units receive federal rental subsidies through the Section 8 program. The Section 8 contracts on this project are subject to annual renewals.

The City of San Dimas (San Dimas Housing Authority) owns Monte Vista Place, 12 senior rental units on the second floor of a mixed-use building in the Downtown. The owner of the commercial space has an option to purchase the City's ownership of the senior rental units. Were this to occur, the affordability covenants would remain in place.

The Sunnyside senior apartment complex was built in 1984 using bond financing. The project was refinanced in 1996 with a $5.67 million bond. The current bond requires 33 units (20%) to be available for lower income households, while the remaining units can be rented at market rates.

In addition to the four affordable apartment complexes , the City owns a mobile home park with 186 spaces for seniors, Charter Oak Mobile Home Estates. The City acquired the park in 1998 with an $8.5 million bond as a means of maintaining affordability for the park's senior citizen residents.

The City of San Dimas has also been proactive in working with the local mobile home parks. In 2000, the City entered into the first Mobile Home Accord with the five mobile home parks in the City. The Accord establishes maximum rents and annual rent increases for each of the five parks in the City. The Accord has been renegotiated and approved for two additional five-year terms, the most recent which extends from January 2010 through January 2015. The Accord has been positive for the City, the park owners and the park residents.

At-Risk Projects

This section evaluates those lower income rental projects in San Dimas at-risk of converting to market-rate uses prior to 2023. Of the five assisted rental housing projects in San Dimas, two are considered to be at-risk during this period - Villa San Dimas and Sunnyside Apartments. Villa San Dimas is at-risk due to its Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals. Sunnyside Apartments is at-risk as the affordability controls on its bond financing expire in 2021.

Preservation and Replacement Options

Preservation or replacement of these two at-risk projects in San Dimas can be achieved in several ways: (1) transfer of ownership to non-profit organizations; (2) provision of rental assistance to tenants using other funding sources; (3) replacement or development of new assisted multi-family housing units; and/or (4) purchase of affordability covenants. These options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: (1) affordability controls can be secured indefinitely, and (2) the project would be eligible for a range of governmental assistance. The feasibility of this option depends on several factors, including the willingness of the apartment owner to sell the project, the existence of non-profit corporations with sufficient administrative capacity to manage the project, and the availability of funding. Potential funding sources for acquisition include Federal tax credits, State mortgage revenue bonds and County administered funds.

The current market value for Villa San Dimas and Sunnyside Apartments can generally be estimated based on each projects' annual income and standards costs associated with apartment maintenance and management. As shown in Table II-19, the market value of the total combined 215 units is estimated at $25.9 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement costs; actual market values of these projects will depend on the building and market conditions at the time of the appraisal.

Table II-19: Market Value of At-Risk Developments

Project Units	Villa San Dimas	Sunnyside Apartments	Total
1 bedroom	0	144	144
2 bedroom	16	20	36
3 bedroom	20		20
4 bedroom	15		15
Total Units	**50**	**164**	**215**
Annual Operating Cost	$435,000	$898,000	$1,333,000
Gross Annual Income	$981,000	2,035,000	$3,016,000
Net Annual Income	$546,000	1,137,000	$1,683,000
Est. Market Value	**$8,400,000**	**$17,500,000**	**$25,900,000**

Market value for each project based on the following assumptions:
Market rents: 1-bd $1,040, 2-bd $1,430, 3-bd $1,700; 4-bd $2,000; 5% vacancy
Average unit size: 1-bd 700 sq. ft., 2-bd 900 sq. ft., 3-bd 1,100 sq. ft.
Annual operating expense = 35% gross income + 1.1% property taxes
Market value based on 6.5% capitalization rate

Option 2: Rental Assistance

The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could potentially be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, where HUD pays the owners the difference between what tenants can afford to pay (30% of income) and what HUD establishes as the Fair Market Rent. The feasibility of this alternative depends on the willingness of property owners to accept rental assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will compare the negotiated rents to market rents.

Table II-20 provides an analysis of the estimated cost of providing rent subsidies for all 215 units in the two developments (one manager's unit is excluded). The estimated subsidy required is approximately $1.006 million annually. The cost of annual subsidies would continue to increase as market rents and operating costs increase. Though affordable rents will also increase based on the area median income, this rise trends at a lower rate than rents and operating costs, raising the annual subsidy required.

Table II-20: Required Rent Subsidies for At-Risk Projects

# Bdrms	# Units	2013 Fair Market Rents	Hhld Size	Hhld Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	144	$1,101	2 person	$34,200	$855	$246	$35,420	$425,000
2 bdrm	36	$1,421	3 person	$38,450	$961	$460	$16,560	$198,700
3 bdrm	20	$1,921	4 person	$42,700	$1,067	$854	$17,080	$205,000
4 bdrm	15	$2,140	5 person	$46,150	$1,154	$986	$14,790	$177,500
Total	**215**						**$83,850**	**$1,006,200**

An alternative way to structure rent subsidies is as a rent buy-down. This would involve providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of replacement units is another option to replace at-risk units should they be converted to market rates. The cost of developing housing depends upon the density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in greater southern California, current purchase prices for market rate apartment buildings range anywhere from an average of $180,000 - $200,000 per unit. Therefore the cost to replace the 83 rent-restricted units in Villa San Dimas and Sunnyside Apartments can generally be estimated to range from $15 to $17 million.

Option 4: Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners eligible to opt out of affordability control in order to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the units require rehabilitation or are too highly leveraged. By providing lump sum financial incentives, an on-going rent subsidy, or reduced mortgage interest rates, the City can ensure that some or all of the assisted units remain affordable. The cost of this option is dependent on the specific situation of the current project financing.

Comparison of Options

The cost effectiveness of the preservation/replacement options mentioned above favors the purchase of replacement units ($15-$17 million) over 20 years of rent subsidy ($20.1 million for all 215 units) or transferring ownership ($25.9 million). However, if it were possible to structure a deal to subsidize only the 83 rent-restricted units and not the entire project, the rent subsidy option over a 20-year period would be approximately $8 million. Purchasing affordability covenants is most similar in cost to the rent subsidy option, and is therefore, likely to be more expensive than transferring ownership.

The cost of each option also needs to be weighed against the length of the affordability. For example, the ownership transfer or replacement units would have a 55-year term of affordability as a requirement of the funding sources used, while the rent subsidy term would only be 20 years.

6. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in San Dimas is the extent of "housing problems." One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-21 shows the incidence of overpayment in San Dimas.

Table II-21: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment *(>30% income on housing)*	3,475	38%	45%
Severe Overpayment *(>50% income on housing)*	1,474	16%	22%
Lower Income Households Overpaying	911	66%	
Renters			
Overpayment *(>30% income on housing)*	1,552	48%	56%
Severe Overpayment *(>50% income on housing)*	625	19%	29%
Lower Income Households Overpaying	735	65%	
Total Overpayment	***5,027***	***41%***	

Source: American Community Survey (ACS) 2005-2009. Percentage overpayment from ACS applied to 2010 Census count of owner/renter households. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 48 percent of renters in San Dimas were spending more than 30 percent of their income on housing, with 19 percent spending more than half their income. This level of renter overpayment represents an increase from 2000 when just 33 percent of San Dimas renters experienced overpayment, and 15 percent experienced severe overpayment. Similarly, the level of renter overpayment increased significantly in Los Angeles County over the past decade, and at 56 percent exceeds that in San Dimas. In terms of overpayment among lower income households (<80% AMI), 735 lower income renter households and 911 lower income owners were faced with overpayment in San Dimas. The impact of housing overpayment on San Dimas' lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table II-22 shows the incidence of overcrowding in San Dimas and Los Angeles County by tenure, as measured by the 2005-2009 American Community Survey. As indicated, just two percent of all households in San Dimas were living in overcrowded conditions, well below the incidence of overcrowding Countywide where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households (4% for renters vs. 1% for owners), the level of renter overcrowding has declined over the past decade, from seven percent in 2000 to four percent in 2010. Overall, household overcrowding remains a relatively minor issue in San Dimas.

Table II-22: Overcrowded Households 2010

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	117	1%	6%
Severe Overcrowding	71	1%	1%
Renters			
Overcrowding	117	4%	18%
Severe Overcrowding	20	1%	7%
Total Overcrowding	***234***	***2%***	***12%***

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

D. REGIONAL HOUSING NEEDS

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development's (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California's designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region's assigned share of statewide need to cities and counties by income level. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated San Dimas the following share of the region's housing needs:

Table II-23 Regional Housing Needs Assessment 2014-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	60	13%
Very Low	31-50%	61	13%
Low	51-80%	72	16%
Moderate	81-120%	77	17%
Above Moderate	120%+	193	42%
Total		**463**	**100%**

Source: http://SCAG.ca.gov.gov/Housing/rhna.htm
* AMI – Area Median Income.
** An estimated half of the City's very low income housing needs (60 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential

growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. San Dimas will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in San Dimas.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The San Dimas General Plan provides the following residential land use categories:

Single Family Estate Very Low - Provides for single-family detached residential use in hillside areas. Maximum density is 1 dwelling unit per acre.

Single Family Very Low - Provides for single-family detached residential use. Maximum density is 3 dwelling units per acre.

Single Family Low - Provides for single-family detached residential use within neighborhoods. This is most prevalent residential use in the City. Maximum density is 6 dwelling units per acre.

Residential Low/Medium - Provides for single-family detached and attached dwelling units housing including cottages, patio homes, duplexes, townhomes, and garden apartments. Maximum density is 8 dwelling units per acre.

Residential Medium - Provides for multi-family residential uses, including two-story apartments, townhouses, and mobile homes at up to 12 dwelling units per acre.

Residential High - Provides opportunities for the most intensive form of residential development, including apartments and multi-story residential developments. Maximum density is 16 dwelling units per acre.

An additional special category of residential land use is that for Mobile Homes which encourages mobile homes to be sited in areas particularly suitable for planned and integrated mobile home parks. A major purpose of this category is to encourage the preservation of existing mobile home parks at their present density. Maximum density is 5 spaces per net acre.

The City's residential development zoning standards and parking standards are summarized in Table III-1 and Table III-2.

Table III-1: Residential Development Standards (changes highlighted)

Development Standard	S-F*	SF-H (Hillside)	SF-DR (Downtown)	MF	MF-D (Duplex)	MF-30
Density (units/acre)	5.8	5.8	6.2	Varies depending on base zoning district	11.6	30
Minimum Parcel Size (sq ft)	7,500	7,500	7,000	7,500 (SF) No min. for MF	7,500	No minimum
Lot Width (ft.)	50	140	50		60	
Cul de sac frontage	35	-	20 (flag lot)	-	20 (flag lot)	
Minimum Setbacks						
Front (ft.)	20	20/15 for swing-in driveways	20	15' min/25' average	20'	15'
Side (ft.)	5/12 at driveway	10	5'/10'	Adjacent to SF: 20' for 1 story; 35' for 2 stories. Adjacent to other use: 20'	7.5 per side or 5' and 10'	Adjacent SF: 10' for 1 story; 35' for 2 stories. Adjacent to other use: 15'
Street Side (ft.)	10	10	10	25'	10'	15'
Rear (ft.)	5	none except UBC	3	20'	25' (3' accessory structures)	20' with possible reductions
Maximum Height (ft.)	35' or 2 stories	35' or 2 stories	35' or 2 stories	30' or 2 stories (35' or 3 stories w/ CUP)	35' or 2 stories	35' or 3 stories
Minimum Unit Size (sq ft)	1,050 for 7,500 lot; 1,400 for 10,000 lot	1,600	-	bdrms / rental / condo Studio 450 n/a 1 600 800 2 850 1,000 > 2 +250 for each add'l bdrm		Studio – 450 1 bdrm – 600 2 bdrm – 850 >2bdrm – +200 for add'l bdrms
Max. % Lot Coverage	35	35	35	60	-	None

*SF-Agriculture (SF-A) allows animals on parcels of 11,000 sq. ft. or greater

Table III-2: Residential Parking Standards (changes highlighted)

Residential Land Use	Studio	1 Bedroom	2 bedrooms	3+ bedrooms
Single Family*	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces
Second Unit (with SF only)	1 covered	1 covered	1 covered + 1 uncovered	1 covered + 1 uncovered
Duplex	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces
Apartments (+.33 guest space/unit)	2 covered	2 covered	2 covered	2 covered + 1 uncovered
Condos/Townhomes (+.33 guest space/unit)	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces + 1 uncovered
~~**Senior**~~	~~1 covered + 1 uncovered~~	~~1 covered + 1 uncovered~~	~~1 covered + 1 uncovered~~	~~1 covered + 1 uncovered~~
Mobile Homes (+.25 guest space/unit)	2	2	2	2
Transitional & Supportive Housing (designed as apts) (+ .20 guest space/unit)	0.5 uncovered	0.5 uncovered	1 uncovered	1.5 uncovered
Emergency Shelters	1 space for every 5 residents + 1 space/employee on max. shift. Shelters within 1,000 ft of public transit may reduce parking by 25%			

* including transitional and supportive housing when designed as single-family residence

San Dimas has adopted several provisions in its Zoning Ordinance that facilitate a range of residential developments types and can lower the cost of developing housing:

Affordable Housing Density Bonus: Chapter 18.22 of the San Dimas Municipal Code sets forth the City's provisions to implement State density bonus law. In summary, applicants of residential projects with five or more units may apply for a density bonus and additional incentive(s) if the project provides construction of one of the following:

- 10% of units for lower income households; or
- 5% of units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10% of units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to these incentives, developers may receive the following reduced parking ratios: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

Specific Plans: San Dimas has adopted a number of specific plans, primarily to manage the intense pressure for single-family development the City experienced during the 1980's. Specific plans have been utilized to ensure sensitive development of the City's hillside areas. The City has also used specific plans as a tool to provide tailored standards for townhouse developments on key parcels, and standards for senior housing adjacent to medical services. The use of specific plans has allowed the City to establish flexible standards for properties with unusual characteristics.

As discussed in the Housing Resources chapter which follows, the City has~~will~~ utilized specific plans as a tool ~~for rezoning several identified areas~~ to incorporate higher density multi-family development. These specific plans ~~will~~ entitle and require an established minimum acreage to be developed at 30 units per acre within the plan boundaries. Allowing the high density residential acreage to "float" increases development flexibility and site options, enhancing the overall viability of development. San Dimas has ~~recently~~ utilized this approach in the Specific Plan for Bonita Canyon Gateway, establishing a minimum number of units to be developed at 30 units per acre (48 units) and at a minimum of 16 units per acre (72 units). The City then establishes development standards within the Specific Plan to fully accommodate the required number of units and densities. For example, the standard two stories height limit within the ~~c~~City's residential districts has been modified within the Gateway Specific Plan to allow up to five stories for the 30 units per acre density and up to three stories for the remaining residential and mixed use. The City used a similar approach in the ~~recently approved~~ Grove Station project, allowing for modifications in height, parking, and setbacks to accommodate higher densities and a mix of unit types.

~~***Development Standards for Senior Housing:*** San Dimas has adopted modified development standards for senior housing set forth in Chapter 18.151 of the City's Zoning Ordinance. These zoning standards are provided as an overlay zone in most multi-family zones, including the specific plan areas. Standards that have been modified in the overlay zone include reduced setbacks, reduced unit sizes, reduced parking, and higher densities.~~

Affordable Housing Overlay (AHO): Chapter 18.40 has been added to the San Dimas Municipal Code, establishing the Affordable Housing Overlay Zone and implementing the City's 2008 Housing Element to accommodate minimum default density zoning of 30 units per acre. The overlay zone allows higher density residential to be mixed with non-residential uses as permitted by the underlying zone district. New higher density residential uses within a designated overlay zone are subject to the development standards contained within the MF-30 zone. Two areas are currently designated with the Affordable Housing Overlay: AHO-1 (BUSD property) and AHO-2 (Arrow Highway block south of Gold Line railroad line). Each of these areas is described in greater detail in the residential sites chapter which follows.

Development Standards for Residential Planned Development: In the 1970s, San Dimas adopted an overlay zone for single family areas to allow for clustered developments on larger sites. The base single family zoning standards still apply to the developments.

Parking Standards for Creative Growth Zone Area 3: San Dimas adopted modified parking standards for residential developments in this zone. The modified standards require the same number of parking spaces, but allow some reduced sizes for multiple family developments with congregate garage spaces, and up to 20% of the spaces to be tandem parking.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available though appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table III-3 summarizes the housing types permitted in each of San Dimas' single and multi-family residential zone districts, as well as the Public/Semi-Public zone (PS)-.

Table III-3: Housing Types by Zoning District

Housing Types Permitted	Zoning District						
	S-F	SF-H	SF-DR	MF	MF-D	MF-30	PS
Single-Family	P	P	P	P	P		
Multiple-Family						Min 30 du/ac	
2 units				PC	P		
3 - 4 units				PC			
5 - 9 units				PC		P	
10 or more units				PC		P	
Senior Citizen Housing				PC		P	
Manufactured Housing	P			P	P		
Second Units	P	P	P	P	P		
Care Facilities (6 or fewer ppl)	P	P	P	P	P		
Care Facilities (7 or more ppl)	PC	PC	PC	PC	PC		
Transitional & Supportive Housing (single-family configuration)	P	P	P	P			~~PC~~
Transitional & Supportive Housing (multi-family configuration)				PC		P	
Emergency Shelters							P~~C~~
Single Room Occupancy (SRO)				PC			
Farmworker Housing	N/A						

P = Permitted Use PC = Planning Commission review subject to CUP

Second Units

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. In 1993, San Dimas adopted its first ordinance allowing second units. Since then, the City has made several amendments to the ordinance and currently allows second units by right on single and multi-family zoned properties improved with a single family dwelling with a minimum lot size of 10,000 square feet. The maximum size of the second unit is 500 square feet if attached to the single family dwelling; 600 square feet on properties sized 10,000-20,000 square feet; 700 square feet on properties sized 20,001 square feet to one acre; and 850 square feet on properties over one acre in size. Second units shall not exceed two bedrooms. One additional off-street covered parking space is required for the second unit, with an additional uncovered parking space required for the second bedroom.

As a means of ensuring the affordability of second units, San Dimas requires an affordability covenant to be filed for second units to be used as rentals if not occupied by a family member. Units must be provided at an affordable housing cost to very low and low income households, and property owners are required to submit a certified annual report to the City demonstrating compliance with the Affordable Housing Agreement. The City currently has affordability covenants on sixteen second units.

San Dimas has had only limited second unit applications, with just four during the 2006-2012 period. Particularly in light of its aging population, the City is interested in facilitating the provision of second units as a means of allowing seniors to remain in their homes. The Housing Element update includes a program to evaluate and amend the City's current second unit standards, including the potential allowance for occupancy by senior citizens and persons with disabilities without the requirement for an affordability covenant.

Community Care Facilities

Pursuant to State law, local zoning ordinances are required to classify the use of property for the care of six or fewer disabled persons as a residential use that is to be permitted in all residential zones. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

Ordinance 1193, adopted by the San Dimas City Council in 2010, added the following definition of Community Care Facility to the Municipal Code:

> *"Community care facility" means any facility, place or building which is maintained and operated to provide nonmedical residential care, day treatment or adult day care, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children, and includes:*
>
> *1. "Residential facility" means any family home, group care facility or similar facility, for twenty-four hour nonmedical care of persons in need of personal services, supervision, or*

assistance essential for sustaining the activities of daily living or for the protection of the individual.

2. "Residential care facility for the elderly" means a housing arrangement chosen voluntarily by persons sixty years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care or health-related services are provided, based upon the person's varying needs, as determined in order to be admitted and to remain in the facility.

Community care facility shall not include any alcoholism or drug abuse recovery facility, which is defined separately in this code.

~~The San Dimas Zoning Code Chapter 18.186 identifies "Home Care Facilities" as alcoholism or drug abuse recovery facilities; community care facilities; or family day care established within a residential dwellin~~

The City permits ~~A~~all Community~~home~~ ~~c~~Care ~~f~~Facilities serving 6 or fewer residents ~~are allowed by right~~ in residential zones as required by State law. Community~~Home~~ Care Facilities serving 7 or more residents are conditionally permitted in all residential zones.

Review of the California Community Care Licensing Division inventory of community care facilities identifies one~~four~~ adult residential facility~~ies~~ (age 18-59) in San Dimas, providing capacity for 6~~24~~ adults requiring assistance with daily living. Three~~A~~ licensed group homes for children provide~~s~~ care and supervision for up to 100~~six~~ children with disabilities. The City also has 17~~5~~ residential care homes for the elderly, providing 668~~740~~ beds for seniors age 60+ requiring 24 hour assisted living. ~~Twelve~~Fourteen of these facilities are smaller group homes, each providing capacity for six or fewer occupants.~~72 seniors.~~

Manufactured Housing

The San Dimas Zoning Code permits manufactured housing by right in the S-F, MF and MF-D districts. The manufactured housing must be on a permanent foundation and meet all the single-family housing development standards.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

In 2004, the City adopted Ordinance No. 1146 (Chapter 1.30 of the San Dimas Municipal Code) relating to reasonable accommodations. The ordinance codifies the City's practice of providing accommodations when persons with special needs have applied for exceptions from stated requirements of local regulations and practices. The ordinance establishes a clear and defined process for such individuals to make requests for reasonable accommodation in regard to the rules, policies, practices and/or procedures of the City.

The process for a zoning related reasonable accommodation starts with an application requesting a specific zoning accommodation. The Director of Community Development reviews the application, investigates the situation and makes a recommendation to the Development Plan Review Board (DPRB) within 30 days of the application. The DPRB reviews all pertinent information and may approve, approve with conditions, offer an alternate accommodation, or deny the request. The DPRB's decision can be appealed to City Council.

Accommodations are granted based on the following findings that must be incorporated in the record:

1. Whether the request is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funding buildings, facilities and program, or privately funded housing, on an equal basis with citizens who are not disabled;
2. Whether there are preferable and feasible alternatives that may provide an equivalent level of benefit;
3. The physical attributes of and any proposed changes to property and structures;
4. Whether the request will impose an undue financial or administrative burden on the city;
5. Whether the request will require a fundamental alteration of the city's rules, policies, practices or procedures;
6. If a zoning-related issue, whether the request would result in a detriment of the residential character of that neighborhood; and
7. Any other factor(s) that may have a bearing on the request.

Emergency Shelters, Transitional Housing and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, or career counseling.

With adoption of Ordinance No. 1193 (January 2010), the following specific definitions have been added to the San Dimas Municipal Code:

> *"Transitional housing and transitional housing development" mean rental housing oper under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program at some predetermined future point in time, which shall be no less than six months.*
>
> *"Supportive Housing" means housing with no limit on length of stay, that is occupied the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.*
>
> *"Target Population for Supportive and Transitional Housing" means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, o other chronic health condition, or individuals eligible for services provided under the Lanterman Development Disabilities Services Act (Division 4.5 ((commencing with Section 4500)) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.*
>
> *"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.*

~~The San Dimas Zoning Code does not currently include a definition of emergency shelters, transitional housing, or supportive housing.~~ The City's Zoning Code allows transitional and supportive housing in the same manner as other similar housing types in the same zone. For example, multi-family housing is allowed with a Conditional Use Permit in the MF zone, and by right in the MF-30 zone, and thus transitional/supportive housing configured as multi-family is similarly permitted. Transitional and supportive housing designed as a single-family residence is permitted by right in all single- and multi-family zone districts, with the exception of MF-30 which requires a minimum of 30 units/acre. ~~However, both emergency shelters and transitional housing are listed as conditionally permitted uses in the Public/Semi-Public zone. Due to the unique nature of these uses, the CUP process is utilized to enhance the compatibility of these uses with the surrounding neighborhood, and ensure proper licensing of the facility. Supportive housing is regulated as a multiple family residential use, subject to a Conditional Use Permit, provided the supportive services are ancillary to the primary residential use.~~

Pursuant to ~~recent changes in~~ State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelter will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and, at a minimum, provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. ~~SB 2 also requires jurisdictions to regulate transitional and supportive housing as a residential use subject only to those restrictions that apply to residential uses of the same type in the same zone.~~

San Dimas has conducted a review of its zoning districts and has determined the Public/Semi-Public (P/SP) zone is most conducive to provision of an emergency homeless shelter. The zone allows joint use and joint development opportunities between public, semipublic and private uses that are needed for the growth and general welfare of the city as a whole. A review of potential sites with the P/SP zone identifies at least 5 parcels (of approximately 50 acres) that are underutilized, have areas that could accommodate new development, or have existing buildings that can be converted to an emergency shelter. With the adoption of Ordinance No. 1193, the City now~~The City has included a program within the Housing Element to modify the Zoning Ordinance to explicitly define and~~ permits emergency shelters in the P/SP zone subject to the same development and management standards as other permitted uses in the zone. ~~The program will also provide definitions for transitional housing and supportive housing and list these as conditionally permitted uses within the Multiple Family Zone, consistent with regulations for multi-family development. The City's Conditional Use Permit requires findings that the proposed site and use is consistent with the General Plan and Zoning Ordinance; along with specific considerations that the site can accommodate the use, is served by adequate streets and highways, and that the project design is compatible with the area as intended by the General Plan and Zoning Ordinances. The Conditional Use Permit is aimed to regulate the use, but not the users of the site, and will not place undue constraints on the provision of transitional and supportive housing.~~

~~For the development of emergency shelters, the City can establish standards to regulate the following:~~

- ~~Maximum number of beds/persons permitted to be served nightly;~~
- ~~Off-street parking based on demonstrated need;~~
- ~~Size and location of exterior and interior onsite waiting and client intake areas;~~
- ~~The provision of onsite management;~~
- ~~The proximity of other emergency shelters;~~
- ~~Length of stay;~~
- ~~Lighting;~~
- ~~Security during hours that the emergency shelter is in operation.~~

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are usually rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

As called for in San Dimas' 2008-2014 Housing Element, the City has incorporated explicit provisions for SROs within its Zoning Code. With adoption of Ordinance No. 1215, the following definition has been added to the Code:

> *"Single room occupancy uses" means a guest room or efficiency unit, as defined by California Health and Safety ~~c~~Code section 17958.1, intended or de~~si~~ngned to be used, or which is used, rented or hired out, to be occupied, or which is occupied, as a primary residence, by guests.*

Section 18.44.030 of the Municipal Code identifies SROs as permitted by conditional use permit within the MF-30 zone.

~~The San Dimas Zoning Code does not currently define single room occupancy (SRO) uses or specify parameters for the development of SRO residences. However, the Zoning Code currently accommodates development of SRO's in one of two ways. If the building provides units with both kitchen and bath facilities, but no bedroom, the building is considered a multiple family use. As with other multiple family uses, the building will require a Conditional Use Permit. If the building provides units with bath facilities but no bedroom or kitchen facility, the building is considered a "hotel". Hotels are defined as a building with six or more rooms intended to be used for sleeping purposes and include dormitories and fraternity or sorority houses. Hotels are allowed in the Commercial Highway Zone with a Conditional Use Permit.~~

~~This Housing Element update includes a program to define single room occupancy (SRO) uses within the Zoning Code and allow SROs as a multiple family use, subject to a Conditional Use Permit.~~

Farmworker Housing

Only 15~~27~~ San Dimas residents are employed in farming, fishing or forestry, representing less than 0.1 percent of the City's labor force. Given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters, sidewalks; water lines: sewer; street lighting: and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. There may be imposed as a condition of approval a requirement for public improvements installed by a developer to benefit adjacent properties by providing supplemental capacity, in which case the City enters into an agreement with the developer for reimbursement for provision of this excess capacity.

The City of San Dimas has adopted street improvement standards for both single-family and multi-family tracts that are typical for a suburban jurisdiction and for development of hillside areas. The standard public street widths, with vertical six inch curbs on both sides of the street, are:

- 60 feet with a paved area of 42 feet for neighborhood entrance, collector and local streets for residential uses;

- 54 feet with paved area specified in tentative map for loop, cul-de-sac, or local streets serving more than 24 lots having one-family or two-family uses; and
- 50 feet with paved area specified in tentative map for loop or local street serving 24 lots or less with one-family uses.

The City allows~~encourages~~ the use of private streets or lanes within hillside developments. The standard widths for private streets are at least 12 feet when serving less than three residential lots; 16 feet when serving three to five lots; and 24 feet when serving six or more lots. Any street exceeding 100 feet in length is required to be at least 20 feet wide. The City also adopted Specific Plan No. 25 for the northern foothill area which requires curbs only where they are needed to prevent erosion, as determined by the planning director and the City Engineer. In this area, rolled curbs are the preferred road edge along paved roads.

4. Development Fees

Building, zoning and site improvement fees can significantly add to the cost of construction, and have a negative effect on the production of low-income housing. The City views development processing as an essential City function; and, therefore, does not expect to recover all costs of development processing. San Dimas has taken steps to set its average fees lower than other similar cities, with the City's current (2013) fee schedule presented in Table III-4.

In addition to City fees, various districts, regional and State agencies also impose fees on development, such as School Districts, Sanitation Districts and State Department of Fish and Game. Many cities are also considering establishing new fee based programs to implement the clean water requirements associated with the State Water Resources Control Board MS4 permit. These fees also contribute to the cost of development and the ability to produce affordable housing.

Table III-4: Residential Development Fees

Zoning	
General Plan Amendments	$382~~63~~ Initial Review; Cost + $3,000 Deposit
Municipal Code Text Amendment	Cost + $3,000 Deposit
Zone Change	Cost + $3,000 Deposit
Specific Plan	Cost + $3,000 Deposit
Specific Plan Amendment	Cost + $3,000 Deposit
Conditional Use Permit	$1,092~~38~~
Variance	$983~~34~~
Precise Plan	$546~~19~~
Minor Deviation	$184~~2~~
Development Agreement	Cost + $3,000 Deposit
Subdivision	
Tentative Tract Map	$1,530~~453~~ + $55~~2~~/lot
Revision to Tentative Tract Map	$1,092~~38~~ + $55~~2~~/lot
Tentative Parcel Map	$1,366~~298~~ + $22~~1~~/lot
Revision to Parcel Map	$873~~30~~ + $22~~1~~/lot
Vesting Map	Cost + $3,000 Deposit
Lot Line Adjustment	$656~~23~~
Lot Combination/Merger	$656~~23~~
Certificate of Compliance	$437~~15~~
Environmental	
Environmental Assessment	$2190~~8~~
Categorical Exemption (applicant requested)	$37~~5~~ + $75 County Filing Fee~~s~~
Negative Declaration	$83~~78~~ + $75 Co Filing Fee~~s~~ + $2,995 Fish & Game[1]
EIR	$75 Co Filing Fee~~s~~ + $2,995 Fish & Game[1] + Actual Cost
Development Plan Review	
Exempt Development Plans	$0
Director's Review	$83~~78~~
Review Board	
Single Family Residence (< 2,500 sq.ft.)	$202~~182~~
Single Family Residence (> 2,500 sq.ft.)	$656~~23~~
Multiple Family Residence	$164~~56~~ + $22~~1~~/unit
Plot Plan for Tract Maps	$83~~78~~ + $22~~1~~/lot
License & Permit Hearing Board	$382~~63~~
Impact Fees	
School Impact Fee (paid to School District)	$2.63~~1.93~~/square foot
Sewer Connection Fee	~~$160/unit~~$4,320-$4,450/SF, $3,240-$3,338/condo, $2,592-$2,670/apt or mobilehome
Sewer Frontage Fee	$157/lot
Park Development Fee	$400/1 bdrm + $100/each additional bdrm
Quimby Fee (only for land subdivisions)	Varies based on appraised value per acre

Source: City of San Dimas Development Services~~Planning~~ Department, 2013;~~07~~ Bonita Unified School District; LA County Sanitation District. [1]Note: The State is considering an increase in the current Fish & Game fee.

The Zoning, Subdivision, Environmental, Development Review and Impact fees for Phase I of the Grove Station project~~, currently under construction,~~ are provided in Table III-5. Phase I includes 38 residential condominium units, each with an average square footage of 1,000 square feet and a two car garage. The total development fees on this project run $553,328, translating to a per unit fee of $14,560. In comparison to the projected condominium sales price of approximately $300,000, development fees for Grove Station constitute only 5 percent of the unit sales price. Development fees for apartment projects are slightly lower than condominiums, with the cost of a Conditional Use Permit ($1,092~~38~~) replacing the cost of the Zoning Amendments/Changes ($9,363) in this example. High density apartments within the MF-30 zone district would not be subject to the CUP fee.

Table III-5: Summary of Development Fees - 38 unit Condominium Project

Type of Fee	Total Project Fee	Fee Per Unit
Permit/ Plan Check/ Inspection	$150,000	$3,947
Zoning Amendments/Changes	$9,363	$246
Tentative Tract Map	$3,429	$90
Development Plan Review	$1,830	$48
School Fee	$119,473	$3,144
Quimby (per State law)	$150,290	$3,955
Park Fee - Local Fee	$16,200	$426
Sewer Connection Fee	$52,744	$1,388
Utilities fees	$50,000	$1,316
	$553,328	**$14,560/unit**

The City's fees are not a development constraint. However, the City does allow Planning-related fees for projects with an affordability component to be reduced at the discretion of the Director of Development Services. For both the Grove Station and Bonita Canyon Gateway affordable projects, the City allowed the developer to defer payment of Quimby Fees for park development.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of development in that developer holding costs are incurred. This influences a developer's decision to build locally and can add to the unit's selling price.

The review process in San Dimas is governed by three primary levels of decision-making bodies: the Development Plan Review Board (DPRB); the Planning Commission (PC); and the City Council (CC). Subdivisions are also reviewed by the Subdivision Committee.

The purpose of the Development Plan Review Board (DPRB), as established in Chapter 18.12 of the San Dimas Zoning Ordinance, is to provide detailed site plan and architectural review of development proposals to ensure compliance with the General Plan and zoning ordinance. The DPRB is comprised of seven members: a City Council member; a Planning Commission member; the

Director of Public Works; the City Manager; the Director of Development Services; the Chamber of Commerce president; and an appointed member of the general public. The DPRB reviews all new single-family, multi-family and mixed-use developments, and may act as either a final decision making body or as an advisory body to the City Council and the Planning Commission. Applicants have the option of submitting preliminary drawings to the Planning Division for informal review and comment prior to the preparation of working drawings, and initiation of the DPRB process.

Zoning Ordinance Section 18.12.060 provides the standard of review for any development plan. These standards address the site plan, overall design, architectural features, signage, and proposed lighting. The DPRB has the authority to impose conditions on a development plan to ensure conformance to the general plan, zoning code, specific plans, and applicable regulations of the Municipal Code. In approving or conditionally approving a development plan, the DPRB is required to make the following findings:

1. The development of the site is suitable for the use or development intended;
2. The development is arranged to avoid traffic congestion, ensure the public health, safety and general welfare, prevent adverse effects on neighboring property;
3. The development is consistent with the General Plan and is in compliance with applicable provisions of the Zoning Code and other ordinances and regulations of the city.

The Subdivision Committee (SC) is comprised of the Director of the Development Services, the City Engineer, the Superintendent of Building and Public Safety, the Director of Parks and Recreation and any other persons necessary for consideration of a tentative tract map. The SC may review each preliminary map prior to the subdivider filing an application. Once the application is received for the tentative tract, the SC acts in an advisory capacity to the Planning Commission.

Table III-6 provides a synopsis of which decision-making bodies reviews each development type and an estimated timing of the review process. San Dimas provides concurrent reviews for developments requiring more than one review process. The City provides a concurrent SC and DPRB review for recommendation to the Planning Commission to coincide with the Planning Commission's review of the proposed tract map for a single family development. There is a 60-90 day processing time for all reviews after submittal of a complete application. For a multiple family rental project, the DPRB recommendation and the Conditional Use Permit (CUP) are prepared concurrently for Planning Commission review, with a processing time of 60-90 days after submittal of a complete application. If a multiple family development requires a tract map, the Subdivision Committee review is concurrent with the DPRB and the CUP process, but can add up to 30 more days for a total of 90-120 days. The City's processing and permit procedures are similar to other neighboring jurisdictions and are not a constraint to the development of housing.

The City's Conditional Use Permit requires the following findings:

1. The site for the use is adequate to accommodate the use and all required features;
2. The site relates to streets and highways adequate to carry the quantity and kind of traffic generated by the proposed use:
3. The use will be arranged, designed, constructed, operated and maintained to be compatible and shall not change the essential character of the area intended in the general plan and zoning ordinances;
4. The use provides for continued growth and orderly development and is consistent with the various elements and objectives of the general plan; and

5. The use is in compliance with the California Environmental Quality Act.

These findings focus on the site, use and relationship to the General Plan and Zoning Ordinance. The City's CUP process does not add significant uncertainty, time or cost to the development; and has not served as a constraint to the development process in San Dimas. ~~Though the Conditional Use Permit requirement for multi-family housing does not add to the overall processing time due to concurrent processing, this Housing Element establishes a program for the City to review this requirement for multiple family projects incorporating units affordable to low and/or moderate income households, and to eliminate the CUP requirement as appropriate.~~

Table III-6: Residential Development Review Process

Development Type	SC	DPRB	PC	CC	Timing (Est)
Single Family (no tract map)		✓			**45 days**
Single Family (with tract map)	✓	✓	✓	✓	**120 days**
Multiple Family Rental		✓	✓		**45 days**
Multiple Family (with tract map)	✓	✓	✓	✓	**120 days**
Multiple Family (MF-30) Rental		✓			**60 days**
Multiple Family (MF-30) (with tract map)	✓	✓			**90 days**
Any Residential with General Plan Amendment or Zone Change		✓	✓	✓	**180 days**

As called for in the City's 2008-2014 Housing Element, ~~T~~ the City of San Dimas has ~~included a program within the Housing Element to~~ established a Mixed-Use and a Higher Density Residential zone (at 30 units per acre) to accommodate higher density residential and mixed use development in targeted areas of the City. The goal of these zones is~~will be~~ to encourage economically and environmentally sustainable projects by creating an incentive to develop vacant and underutilized properties. The City has~~will~~ developed and implemented specific plans as the zoning mechanism to rezone and entitle sites for higher density residential and mixed-use. With ~~Once~~ the specific plans in place,~~are adopted,~~ proposed projects ~~will~~ only require review and approval from the Development Plan Review Board. This process typically takes 60 days to complete and does not require a public hearing. A Conditional Use Permit ~~would~~is not be required, and ~~the~~ projects do~~would~~ not require a public hearing, unless a tract map is required, in which case the processing time is closer to 90 days.

6. Building Code

San Dimas has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is expected that changes from the previous State Building Code will increase the costs of development.

San Dimas has adopted the following local amendments to the Building Code in order to protect the public health and safety from hazards indigenous to the City:

- Due to potential fire hazards, in 1982, the City required all multi-family residential buildings in Fire Zone III to be reroofed with fire-retardant materials. These special standards are still applied to new development.

- Due to the City's location in a special wind region, any reroofing of tile, clay or concrete interlocking tiles have additional application standards.

- Due to potential seismic activity, the City has adopted specific standards for building diaphragms, reinforcement, footings, and chimneys.

- The City has also adopted dampproof standards for foundation walls enclosing usable space below finished grade to prevent water damage.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-7 summarizes HMDA data for both San Dimas and Los Angeles County as a whole, providing information on the approval status of all home purchase loan applications during 2011. Residential lending activity in San Dimas was relatively modest, with just 422 applications for conventional and FHA home purchase loans, reflecting home purchase activity on approximately five percent of the City's ownership housing. At 75 percent, the mortgage loan approval rate in San Dimas was slightly higher than the County's approval rate of 71 percent. ~~Of the total of 904 applications for conventional home purchase loans in San Dimas, 65 percent were approved, 23 percent denied, and 12 percent withdrawn or incomplete. In comparison to the County-wide average, mortgage loan approval rates were slightly higher in San Dimas (65%), than the County (63%); tighter mortgage lending standards can be evidenced in the significant decline from the County's 67 percent loan approval rate in 2005. Approval rates for home refinance (61%) and home improvement loans (62%) were also higher in San Dimas than the County as a whole.~~ Review of loan denials by census tract indicates no tracts with loan denial rates significantly above the ten percent citywide average.~~identifies census tract 4013.12 (west of the 57 freeway, south of Covina Blvd.) with denial rates for home purchase (28%) and refinance (24%) loans five percent above the citywide average. As for home improvement loans, census tracts 4013.02 and 4013.11 located in the southern and central areas of the City (refer to Figure 1) evidenced loan denial rates of 27-28 percent, compared to 23 percent Citywide. This data would indicate these areas could benefit from targeted outreach and marketing of the City's housing rehabilitation loan program.~~

Table III-7: Status of Home Purchase Loans 2011 updated Table

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	San Dimas	L.A. County	San Dimas	L.A. County	San Dimas	L.A. County
# Loan Applications	319	62,225	41	13,050	62	12,556
% of Total	75%	71%	10%	15%	15%	14%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. With the exception of hillsides, the City is nearly built out with few vacant lots remaining. The most recent sale of a multi-family/mixed used property is for the Grove Station project site. The City's acquisition price in 2005 and 2006 was approximately $15 per square foot, translating to approximately $650,000 per acre

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels within the older, established areas of San Dimas and near the downtown don't face the same topographic constraints, can support higher densities, and are less costly to develop than the hillside areas.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor *Construction Cost Trends for 2013*, the overall cost of construction materials rose from approximately $178 to $205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).[1]

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

~~A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose 22 percent between 2004-2006, with steel costs increasing 63 percent and the cost of cement increasing 27 percent. However, with the slow down in the real estate market, the price of construction materials is showing a decrease of 1-2 percent from last year. The 2 percent increase in overall construction costs experienced over the past year is primarily due to increased labor costs.[2]~~

~~Hard construction costs include building shell costs, on and off-site improvements, parking and all contractor costs.[3] Construction costs for high density apartment development run around $150,000~~

[1] www.dcd.com/pdf_files/1301trends.pdf

~~[2] www.dcd.com/pdf_files/0710trends.pdf~~

~~[3] Contractor costs encompass the contractor's fee, general conditions, insurance and bonds, and construction contingency.~~

~~per unit, including $10,000 per unit for structured parking. Hard construction costs for development of medium density (15 du/acre) condominiums over podium parking run approximately $200,000 per unit, including $35,000 per unit for the parking structure.~~

~~A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. If the City moves forward with inclusionary housing in certain zones, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design.~~

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Both the environment and infrastructure need to be considered when evaluating constraints for the housing development. San Dimas' environmental constraints are general in nature and similar to many other southern California communities: hillsides; potential fire danger; seismic activity; and high winds. The City has addressed these concerns through the adoption of specific development standards in the zoning code and/or amendments to the building code.

The City is dedicated to the process of planning for its share of regional population growth. This planning process must be done in a thoughtful and insightful manner with the main focus being good land use planning that ensures future sustainability. Good land use planning includes the consideration of local as well as regional and statewide issues for years beyond the short planning period for the Housing Element. Therefore, the availability of required infrastructure is a high priority for San Dimas.

1. Local Public Services and Facilities

Incorporated in 1960, San Dimas is a young community with relatively new utility infrastructure and public service capacity not yet in need of repair or replacement. The City has more than adequate infrastructure capacity to accommodate its regional growth needs for 463~~625~~ additional residential units during the 2014-2021~~08-2014~~ Housing Element planning period. New development will tie into existing water and sewer mains. However, most hillside sites will require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

2. Regional and State Public Services and Facilities

In addition to housing needs issues, a responsible governmental agency must address other critical regional issues such as transportation, water quality and water availability. San Dimas is particularly concerned about the availability of water and other utilities when considering increasing residential density. Currently, California is experiencing a water crisis as a result of: global warming; extended drought; the condition of infrastructure for water storage and transport; and environmental impact issues in the Sacramento-San Joaquin River Delta and the Colorado River. To help guarantee a sustainable future, it is incumbent upon both the State and regional water agencies to ensure the adequate provision of affordable water consistent with the proposed future growth for the Southern California region. Again, this is of utmost importance to the City of San Dimas as the ability to sustain local growth is dependent upon the availability of these public services.

IV. HOUSING RESOURCES

This chapter describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of San Dimas. The first section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. The following section presents financial resources available to support in the provision of affordable housing in the community. The next section presents administrative resources available to assist in implementing the City's housing programs. The final section is an overview of energy conservation and green building resources available to the City and its residents.

A. AVAILABILITY OF SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2014~~08~~-2014~~14~~21 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). San Dimas has a RHNA allocation of 463~~625~~ units distributed among the following income groups: 60 extremely low income; ~~162~~61 very low income; ~~101~~72 low income; ~~10~~77 moderate income; and ~~255~~193 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements;
- Vacant residential sites; ~~currently zoned for residential development;~~
-
- Underutilized sites zoned for residential uses (built to a lesser density than allowed by Code or developed with a non-residential use); and
- Second residential units.
- ~~Existing assisted units that will be units preserved at affordable housing costs with the City's committed assistance; and~~
- ~~Residential permits issued during the RHNA "gap period" (January 2006-July 2007).~~

In aggregate, the City's residential sites capacity from the above sources provides for 631 ~~444~~ additional units, including ~~40~~226 lower, ~~30~~59 moderate and 3~~35~~46 above moderate income. A parcel specific sites inventory and site map is included in Appendix B.~~Because this represents a shortfall in sites necessary to fulfill San Dimas' lower and moderate income housing needs, the City is committing to a rezoning program as provided for under Housing Element statutes,[1] detailed within this section.~~

~~[1] AB 2348 amended Government Code sections 65583(c)(1)(A) and (B) to clarify requirements for a rezoning program within the Housing Element to address a shortfall in sites for very low and low income households.~~

1. Projects with Entitlements

San Dimas has three residential projects with development entitlements that will contribute towards addressing its future RHNA needs. Projects under construction with occupancy projected to occur prior to 2014 – such as Phase2 of the Grove Station project – are discussed under Review of Accomplishments in Chapter V. Only those projects with occupancy in the 2014-2021 planning cycle are credited towards the sites inventory, as presented in Table IV-1.

Table IV-1: Residential Projects with Entitlements (occupancy post 2013)

Project Name	Total Units	Market Rate	Deed Restricted Affordable
Lomita Bonita Apartments	156	132	24
Northern Foothills (SP-25)	105	105	
Downtown Mixed Use	19	19	
Totals	**280**	**256**	**24**

Source: San Dimas Community Development Department, 2013.

- **The Loma Bonita Apartments** are located within the 8.5 acre Bonita Canyon Gateway, a previously vacated shopping center the City Council rezoned to Specific Plan No. 26 to facilitate its redevelopment. As called for in the City's 2008-2014 Housing Element, the Specific Plan designates one separate lot of 1.6 acres as exclusively residential at a density of 30 units per acre, requiring 48 units, and also permits an additional 72 units as part of a mixed-use development on 3.3 acres. The resulting apartment project is being developed by Avalon Bay, and includes 156 apartments, including 48 podium units at 30 units/acre on Lot 1 located at the site's northwest corner, with the balance of 108 units developed at densities slightly above 20 units/acre. The former Redevelopment Agency contributed $2.6 million to buy down the rents on 24 of the project's units, and as detailed in the Affordable Housing Agreement, will result in 11 very low income and 13 moderate income restricted affordable units. The City also granted a parking reduction on the project and deferral of Quimby Act fees.

- The "**Northern Foothills**," as defined by Specific Plan No. 25, encompasses a 972 acre area generally located north of Foothill Boulevard between the boundaries of adjoining Glendora and La Verne, and bounded on the north by the Angeles National Forest. Tentative tract maps have been approved for development of a total of 105 large lot single-family homes in

the Northern Foothills, with the balance of the Specific Plan area being preserved as open space.

- The **Downtown Mixed-Use** project consists of 19 ownership units, including eight live/work units, six townhomes, and five single-family homes. The project is being developed on a 1.8 acre parcel located directly across the street from the 81 unit Grove Station project, and is designed with complementary traditional downtown architecture. Due to the dissolution of the Redevelopment Agency, no Redevelopment funds were contributed to the project, and all 19 units are thus being provided at market rates. The Downtown Mixed Use project is located within the Creative Growth Zone (CG-3), and was granted a reduction in on-site parking from 54 to 41 spaces based on the availability of adequate public parking within 500 feet of the project.

~~1~~2. Vacant and Underutilized Land

The City's 2008-2014 Housing Element included ~~has conducted~~ a comprehensive review of all vacant and underutilized sites currently designated for residential and mixed-use development in San Dimas. This inventory is hereby updated for the 2014-2021 Housing Element. Table IV-~~1~~2 provides a summary of the realistic development potential on these sites by General Plan/Zoning category; a parcel-specific sites inventory is included in Appendix A to the Element.

Table IV-2:~~1~~ Developable Available Residential Sites

General Plan Category	Zoning	Permitted Density	Vacant Acres	Underutilized Acres	Potential Dwelling Units
Single Family – Very Low Estate	SF – H	1 du/acre	~~2,542.6~~22.6	--	~~103~~ 10 units
Single Family – Very Low	SFA;SP3, ~~4,5,~~8,11,12	3 du/acre	~~43.2~~34.3	4	~~43~~34 units
Single Family – Low	SF, SP4	6 du/acre	~~45.1~~31.1	3.7	~~78~~46 units
High Density Residential	MF	16 du/acre	--	2.3	36 units
Affordable Housing Overlay Site #1	AHO-1	30 du/acre		3.83	115 units
Affordable Housing Overlay Site #2	AHO-2	30 du/acre		3.3	100 units
TOTAL			**~~2,649~~88**	**~~10~~17.13**	**~~280~~341 units**

Source: City of San Dimas Vacant Land Survey, 2013. ~~July 2007.~~

As shown in Table IV-2~~1~~, all of ~~the vast majority of t~~the City's remaining vacant residential acreage (without entitlements for development) falls within areas designated by the General Plan for single-family development. Within the Single Family-~~-~~Very Low Estate category, 22.6 acres of un-entitled land remains, ~~. This acreage is~~ characterized by large, sloping sites in the northern hillsides, and yielding just 10 units.~~ and will accommodate from 1 unit per 40 acres to 1 unit per acre, depending on the~~ Sites designated Single Family-Very Low are also located in the City's hillsides, but in areas with significantly lesser slopes; the 38.3 acres of vacant and underutilized sites within this designation can accommodate 34 new single-family units. Within the Single Family-Low category, the 34.8 acres identified as suitable for development in the sites inventory yield 46 units. ~~several subdivisions have already received entitlements, accommodating at least 61 units.~~

The ~~remaining categories summarized in Table IV-1,~~ High Density Residential land use designation ~~and Downtown Mixed-Use, are~~is comprised of relatively flat sites which can readily accommodate densities of 16 units per acre. The 2.3 acres of High Density sites consist of several smaller contiguous parcels, and are currently underutilized with primarily older single-family residential uses, and can yield a net increase in 36 multi-family units.

~~These parcels are located in within a Redevelopment Project Area, enabling the Agency to assist in consolidating the parcels into a single, 2.3 acre site. The 1.8 acres of Downtown Mixed-Use consists of a single, vacant parcel, located adjacent to the 110 unit Grove Station project, currently under construction at a density of 22 units per acre on 5 ac~~

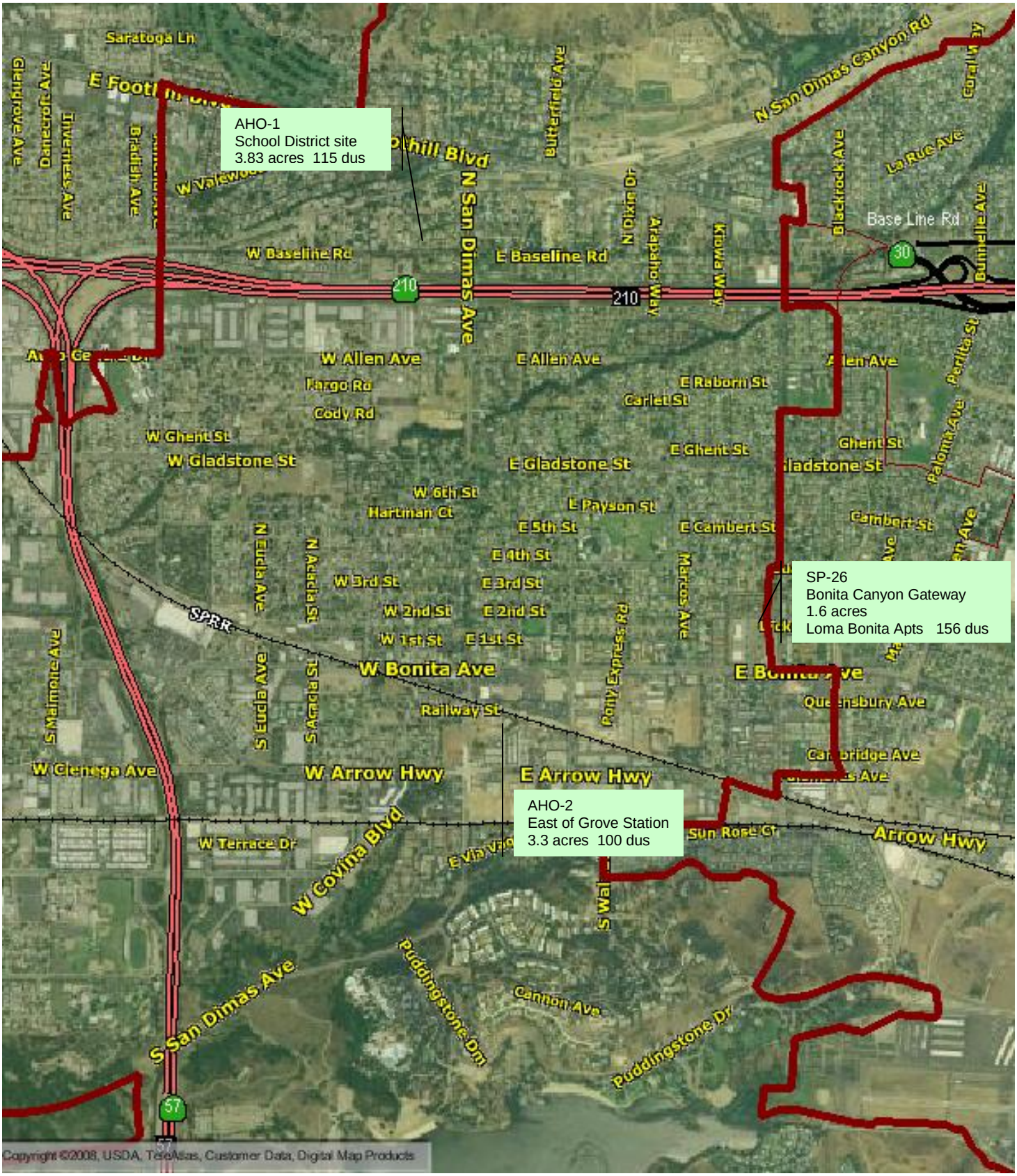
In response a shortfall in sites to address its regional housing needs (RHNA) in the prior 2008-2014 planning period, the City rezoned the following two sites at minimum 30 unit/acre densities as specified in the City's Housing Element (Loma Bonita Apts is under development on the third rezone site, described in the prior section). These two sites were designated with an Affordable Housing Overlay (AHO), requiring a minimum number of acres within the overall site (as specified in the AHO zone) to be developed with residential use subject to the development standards established within the new MF-30 zone district. Additional details on each of these sites is included within Appendix A (Residential sites Inventory) of the Housing Element, and are depicted in figure 5 which follows.

AHO-1: The Bonita School District Office property totaling 7.43 acres, is located on the northwest corner of San Dimas Avenue and Allen Avenue adjacent to the 210 freeway. The site houses the District's offices, bus yard and kitchen, as well as other educational system uses. The ~~proposed~~ rezoning with an Affordable Housing Overlay (AHO-1)~~to Mixed-Use with a Multiple-Family zoned residential portion~~ at 30 units per acre ~~will~~ allows flexibility for the City and property owner to analyze the best location for 3.83~~2.5~~ acres of exclusively residential use. The AHO-1 designation~~Specific Plan~~ for the site ~~will~~ includes a requirement that a minimum of ~~2.5~~3.83 acres of the property be used for residential use at a minimum of 30 units per acre, yielding a minimum of 115~~75~~ units. The remaining portion of the site would accommodate a mixed-use project with lower density residential, commercial, office or public/semi-public uses. The School District is interested in rezoning the site and has had preliminary discussions with the City. ~~The City will initiate and prepare the specific plan.~~

AHO-2: This site totals 11.69 acres and is comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all carry a base ~~are currently~~ zoning for ~~ed for~~light industrial use. The ~~proposed~~ rezoning with an Affordable Housing Overlay (AHO-2) ~~to Mixed-Use with a Multiple-Family zoned residential portion~~ at 30 units per acre would provide flexibility for the City and

property owners to analyze the best location for 3.3 acres of residential use. The AHO-2 zoneimplementation process will include a requiresment that a minimum of 3.3 acres of the property be used for exclusively residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for the future a Gold Line station, making this area ideally suited to transit oriented development, and yielding 100 units on 3.3 acres. of Multiple-Family designated property. Of the eight parcels, most are close to an acre in size or larger, with just one ½ acre site. As a means of encouraging consolidation of smaller parcels, the Downtown Specific Plan (refer to Housing Element Program No. 9) will require a minimum one acre lot size within this area to achieve maximum 30 unit per acre densities.
The Redevelopment Agency will also assist with parcel assembly to facilitate the revitalization of this underutilized area.

Figure 5 Sites Rezoned under 2008-2014 Housing Element



~~In total, 280 units can be accommodated on sites currently designated for residential or mixed use. Of these sites, the High Density Residential and Downtown Mixed-Use sites provide densities appropriate to support moderate income development, whereas the remaining single-family sites support housing for above-moderate income households. As documented in the Housing Needs Assessment, median rents for one and two bedroom units are within the affordable range for a moderate income household. Since the City's very low and low income RHNA need (at the required "default density" of 30 units per acre) cannot be accommodated within the City's currently designated residential sites, as part of the Housing Element update, San Dimas has identified additional properties suitable for rezoning.~~

~~2. Sites for Rezoning~~

~~Pursuant to AB 2348, a rezoning program to provide adequate sites to address a RHNA shortfall must adhere to the following parameters:~~

- ~~Sites must be rezoned to accommodate 100% of the RHNA shortfall for very low and low income units;~~
- ~~Rezoned sites for lower income households must accommodate residential uses "by right";~~
- ~~Rezoned sites must be able to accommodate a minimum of 16 units; and~~
- ~~At least 50 percent of sites rezoned to address the lower income housing shortfall need to be accommodated on sites designated for exclusively residential use.~~

~~The following describes San Dimas' rezoning program structured to fulfill the parameters of AB 2348 and address the City's shortfall of 223 lower income and 38 moderate income units.~~

~~When evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for the use of "default densities" to assess affordability. Based on its population and location within Los Angeles County, San Dimas falls within the default density of 30 units per acre for providing sites affordable to very low and low income households. This default density is significantly greater than the City's current High Density and Downtown Mixed-Use land use categories of 16 units per acre. However, San Dimas is committed to addressing the affordable housing needs of the community, and has reviewed sites that might accommodate the default density of 30 units per acre through a rezoning effort. The City also reviewed sites to accommodate development of moderate income housing at the High Density land use of 16 units per acre. The final sites for rezoning were selected based on several factors: current land use; feasibility of higher density residential development; proximity to compatible uses; community context; and location within a Redevelopment Project Area.~~

~~Table IV-2 provides a summary of the sites to be redesignated at 30 units per acre to accommodate the City's lower income RHNA targets. These sites encompass 27.6 acres, of which at least 7.4 will be designated for exclusively residential use. Also noted in the table is one site which has been rezoned to accommodate moderate income RHNA targets at a minimum of 16 units per acre. All sites are located within Redevelopment Project Areas, providing opportunities for the City and its Redevelopment Agency to assist in site assembly and encourage development of units affordable to~~

~~lower and moderate income households through mandatory on-site inclusionary requirements[2], financial assistance, and other negotiated incentives. Figure 8 depicts the general location of sites to be rezoned, with a detailed description of site characteristics and realistic development potential provided in Appendix A.~~

~~The City will use specific plans as the tool for "rezoning," creating an entitlement within each plan area for a required number of acres to be designated for exclusively residential at 30 units per acre. The City recently approved a Specific Plan for the first site, Bonita Canyon Gateway, and has also begun the planning process for a Specific Plan for the greater Downtown area.~~

~~Each Specific Plan will incorporate multi-family development standards appropriate to support 30 units per acre densities, and will eliminate the need for a separate Conditional Use Permit. The City anticipates that development standards such as height, parking and setbacks, will need to be changed to accommodate the density of 30 units per acre. The City's recent experience with the Grove Station project included increasing the maximum height (allowing a three story and a five story building), revising parking standards (allowing tandem parking), and modifying setbacks to accommodate a variety of housing types (live/work units, at-grade townhouses, flats, podium townhouses, and lofts) at an overall density of 22 units per acre.~~

~~The first site, Bonita Canyon Gateway, on the northwest corner of Bonita Avenue and San Dimas Canyon Road is an 8.5 acre vacant shopping center that was zoned Neighborhood Commercial. On May 27, 2008 the City rezoned the site to Specific Plan No. 26. The Specific Plan designates one separate lot of 1.6 acres as exclusively residential at a density of 30 units per acre, requiring 48 units. The specific plan also permits an additional 72 units as part of a mixed-use development encompassing 3.3 acres, a density of approximately 21 units per acre. The Redevelopment Agency is in discussions with the developer regarding the mix of affordability for the project.~~

~~The second site, the Bonita School District Office property totaling 7.43 acres, is located on the northwest corner of San Dimas Avenue and Allen Avenue adjacent to the 210 freeway. The site houses the District's offices, bus yard and kitchen, as well as other educational system uses. The proposed rezoning to Mixed Use with a Multiple Family zoned residential portion at 30 units per acre will allow flexibility for the City and property owner to analyze the best location for 2.5 acres of exclusively residential use. The Specific Plan for the site will include a requirement that a minimum of 2.5 acres of the property be used for residential use at 30 units per acre, yielding 75 units. The remaining portion of the site would accommodate a mixed-use project with lower density residential, commercial, office or public/semi-public uses. The School District is interested in rezoning the site and has had preliminary discussions with the City. The City will initiate and prepare the specific plan.~~

~~The third set of sites total 11.69 acres and are comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all are currently zoned for industrial use. The proposed rezoning to Mixed Use with a Multiple Family zoned residential portion at 30 units per acre would provide flexibility for the City and property owners to analyze the best location for 3.3 acres of residential~~

~~[2] In exchange for the increase in economic value gained from the rezoning, the Housing Element establishes a program action to evaluate increasing the inclusionary requirement from 15 to 20 percent.~~

~~use. The implementation process will include a requirement that a minimum of 3.3 acres of the property be used for exclusively residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for a Gold Line station, making this area ideally suited to transit oriented development, and yielding 100 units on 3.3 acres of Multiple-Family designated property. Of the eight parcels, most are close to an acre in size or larger, with just one ½ acre site. As a means of encouraging consolidation of smaller parcels, the Downtown Specific Plan will require a minimum one acre lot size within this area to achieve maximum 30 unit per acre densities. The Redevelopment Agency will also assist with parcel assembly to facilitate the revitalization of this underutilized area.~~

~~In addition to rezoning three sites to accommodate residential development at 30 units per acre, the City has rezoned one additional site at a minimum density of 16 units per acre. This site is included in the recently adopted Bonita Canyon Gateway Specific Plan No. 26. The Plan provides zoning accommodating up to 72 units (a density of 21 units per acre). This site is also reflected in Table IV-2. These units will be used to address the remaining 38 units of the City's moderate income housing growth needs.~~

~~**Figure 8 Sites for RezoningTable IV-2**~~

~~**Residential Sites for Rezoning**~~

~~**REZONING TO 30 UNITS/ACRE**~~						
~~**Assessors' Parcel Number**~~	~~**Description**~~	~~**Proposed Zoning Designation**~~	~~**Acreage**~~		~~**RDA Project Area**~~	~~**Unit Yield**~~
			~~**Total**~~	~~**Residential**~~		
~~8390-013-010 through -012~~	~~Bonita Canyon Gateway~~	~~Multiple-Family (30)~~	~~8.5~~	~~1.6~~	~~Y~~	~~48~~
~~8390-012-900~~	~~Bonita School District Office 115 W. Allen Ave~~	~~Mixed-Use/Multiple-Family (30)~~	~~7.43~~	~~2.5~~	~~Y~~	~~75~~
~~Various~~	~~East of Grove Station, west of Walnut Ave., north of Arrow Highway, south of railroad~~	~~Mixed-Use/Multiple-Family (30)~~	~~11.69~~	~~3.3~~	~~Y~~	~~100~~
~~**TOTAL (a minimum of)**~~				~~**7.4**~~		~~**223**~~
~~**REZONING TO 16 UNITS/ACRE**~~						
~~8390-013-010 through -012~~	~~Bonita Canyon Gateway~~	~~Multiple-Family (16)~~	~~8.5~~	~~3.3~~	~~Y~~	~~72*~~
~~**TOTAL (a minimum of)**~~				~~**3.3**~~		~~**72**~~

Potential Future Sites Requiring Rezoning

~~* The 3.3 acres at Bonita Canyon Center was approved with zoning to accommodate 72 units (a density of 21~~

~~units/acre).~~

As part of the Housing Element sites analysis, the City has also selected several properties to consider for longer-term future residential development, as shown in Table IV-3. The intent is to analyze the first two properties in the development of a Downtown Specific Plan ~~revised Creative Growth Zone~~ for the Bonita Avenue corridor, providing additional opportunities for residential development at densities up to 16 units per acre. The third site would involve~~s the~~ revision of the existing downtown zoning to provide ~~a minimum of 30~~ additional units above either existing commercial or new commercial/office projects. This revision would~~ill~~ be incorporated as part of the Downtown Specific Plan, and would involve ~~. The City's rezoning effort will~~ analyzing~~e~~ the most appropriate portions of the downtown commercial core to permit ~~these~~ residential units and the creation of development standards to facilitate mixed use development; the City currently has a sustainability grant application into SCAG which would help to provide funding for the Downtown Specific Plan (refer to Housing Element Program No. 9).~~changes necessary to provide sufficient sites to address the moderate income RHNA target.~~ The properties listed in Table IV-3 will be further evaluated as part of ~~these~~ these future planning processes, and thus ~~potentially providing an additional 88-107 multi-family units at densities appropriate for moderate income households. These sites are~~ have not been included within the residential sites inventory for the 2014-2021 Housing Element, which encompasses only those sites with zoning already in place.~~t or to address the City's RHNA targets.~~

Table IV-3: Potential Future Residential Sites

Location~~Description~~	Potential Future~~roposed~~ Zoning Designation	Property Size Acres	Unit Yield Range 12–16 du/acre
Henkels & McCoy 155 N. Eucla	Multiple-Family	2.3	28-37
General Pump – Barricade and Flasher East of Eucla, west of Acacia	Multiple-Family	2.5	30-40
Downtown Residential above Commercial	Creative Growth/ Downtown Specific Plan	N/A	30

3. Second Residential Units (new section)

Second units are self-contained living units with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

San Dimas has additional site capacity to accommodate second units, although has experienced a relatively limited number of second unit applications, with just four during the 2008-2012 period. Particularly in light of its aging population, the City is interested in facilitating the provision of second units as a means of allowing seniors to remain in their homes, and has included a program in the Element to evaluate and amend the City's current second unit standards to provide greater

flexibility, such as by allowing senior citizens and persons with disabilities to occupy the unit without the requirement for an affordability covenant.

With modification of second unit standards to facilitate, combined with provision of informational materials on second unit opportunities, the City projects a modest increase in the rate of second unit production to ten units during the 2014-2021 planning period. Rent levels on second units are generally less than a one bedroom apartment, and thus can be assumed to fall within levels affordable to moderate income households.

~~**Committed Assistance**~~

~~Government Code Section 65583.1(c) permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) for a specific income category in the Housing Element, pursuant to specified criteria. The following activities may be eligible:~~

- ~~Substantial rehabilitation of substandard rental housing~~
- ~~Conversion of multi-family rental units from non-affordable to affordable~~
- ~~Preservation of at-risk housing~~

~~To qualify, a community must provide "committed assistance" to specified projects within the first two years of the planning period through a legally enforceable agreement. Units must be provided at affordable rent levels to very low and/or low income households, with affordability terms ranging from 20 – 55 years, depending on the activity.~~

~~The City of San Dimas has committed to providing financial assistance towards the preservation of at-risk housing, and is seeking to apply credits towards the City's RHNA obligations (refer to Appendix A - Adequate Sites Program Alternative Checklist). As presented in Table V-2 in the Housing Plan, San Dimas has fulfilled a portion of its regional share for very low (2 units) and low income (2 units) households during the prior planning period, rendering the City eligible to utilize the alternative sites program.~~

~~Preservation of At-Risk Housing~~

~~Villa San Dimas is a Section 223(a)(7)/221(d)(3)M family apartment development with a project-based Section 8 contract for 50 two-, three- and four-bedroom units subject to annual renewals by HUD. The City and San Dimas Redevelopment Agency are committed to ensuring that this at risk project remains affordable to lower income residents and will provide funds for acquisition and/or rehabilitation in order to preserve the 50 units for at least 40 years, pursuant to Housing Element statutes. Units in Villa San Dimas are decent, safe and sanitary, though they could benefit from modernization and refurbishment. The City Attorney contacted the for-profit owners during preparation of the Housing Element. The owners indicated they have extended HUD assistance through June 2008 and anticipate assistance through at least December 2008. Excepting the manager's unit, all units are currently affordable to very low (50% AMI) households.~~

~~On July 10, 2007 the San Dimas Redevelopment Agency held a public hearing, adopting an Implementation Plan for expenditure of redevelopment funds through 2014/15, including the housing set-aside funds. The project was also identified as a preservation project at public meetings for the Housing Element conducted before a joint study session of the Planning Commission and City Council, as well as separate meetings with the Planning Commission and the City Council. The~~

~~affordable housing component of the Implementation Plan identified Villa San Dimas as project "at-risk" of losing affordability within the next five years, and allocated at least $2 million to ensure that the 50 units remain affordable to lower income households. The funds are allocated in the 2009/2010 Fiscal Year of the Agency's redevelopment housing set-aside fund cash flow. It is anticipated that preservation of Villa San Dimas will involve substantial rehabilitation of the existing units. The funds, leveraged with other available financing, would be committed to the project by March 2010 and are sufficient for the preservation project, as compared to assistance provided for similar projects in other cities.~~

~~Program 7 in the Housing Element obligates the Agency to provide committed assistance for preservation of Villa San Dimas. Pursuant to Government Code Section 65583.1[c], the City will report to the State Department of Housing and Community Development (HCD) on the status of preservation of Villa San Dimas no later than July 1, 2010. If the City has not entered into an enforceable agreement of committed assistance for the units specified in this program, it will amend the Housing Element to identify additional appropriately zoned and suitable sites.~~

~~Since Villa San Dimas currently serves very low income residents, the project's preservation will be applied to the very low income group RHNA target of 162 units. Though the City's assistance will provide affordability for 50 units, Housing Element regulations (Section 65583.1(c)(1)) allow only 25 percent of the income category to be met through existing housing. Therefore, of the 50 affordable units, only 40 units will be used to address the City's very low income new construction housing need.~~

4. Residential Development Potential Compared with San Dimas' Regional Housing Needs

~~As defined by the RHNA, San Dimas' new construction need for the 2008-2014 period is 625 new units, distributed among four income categories. The following is a summary of the City of San Dimas' plan to provide adequate sites to meet the RHNA. Table IV-4 then compares the RHNA with the City's provision of adequate sites.~~

~~**Vacant and Underutilized Sites:** The City's current zoning for vacant and underutilized sites allows development of 280 units, of which 224 address the above moderate income housing need and 56 address the moderate income housing need (at 16 units per acre).~~

~~**Rezoning:** The City will rezone at least 7.4 acres of the three sites identified in Table IV-2 as residential at the 30 unit per acre default density. This rezoning will accommodate development of 223 units to address the City's very low and low income housing development need. In terms of moderate income needs, the City recently approved a Specific Plan for Bonita Canyon Center designating 3.3 acres at 16 units per acre to accommodate up to 72 residential units (the Plan also includes 1.6 acres designated at 30 units per acre to address lower income needs). The City will also evaluate rezoning additional sites at 12-16 units per acre as part of the General Plan update, Creative Growth Zone revision and Downtown Specific Plan. This potential additional rezoning, which could accommodate between 88-107 units at densities appropriate for moderate income development, is not used to address the RHNA.~~

~~**Committed Assistance:** The City will provide financial assistance to 50 at-risk units at Villa San Dimas, of which 40 units can be applied towards addressing the City's very low income new construction housing need.~~

~~**Approved Projects and Existing Building Permits:** The City has entered into a development agreement with William Fox Homes for the development of 110 ownership units at Grove Station, of which 10 will be deed restricted as affordable to moderate income households. These units are expected to be completed in 2009. Housing units receiving building permits during the 2006-2007 RHNA "gap period" can also be credited towards the RHNA. Between January 1, 2006 and July 31, 2007, 14 units have been issued building permits, including three moderate income (second units).~~

~~The above efforts result in sufficient sites capacity to address the City's regional housing growth needs by income level, as illustrated in Table IV-4.~~

Table IV-4 compares San Dimas' residential unit potential described in the sections above (and quantified in Tables IV-1 and IV-2), and provides a comparison with the City's 2014-2021 Regional Housing Needs (RHNA) for 463 units.

Table IV-4: Comparison of Regional Growth Need and Residential Sites updated table

Income Group	Entitled Projects *(post 2013 occupancy)*	Vacant Sites	Under-utilized Sites	Affordable Housing Overlay Sites	Second Units	Total Unit Capacity	RHNA
Very Low	~~9~~11			215		22~~4~~6	121
Low							72
Moderate	1~~5~~3		36		10	~~61~~59	77
Above Moderate	25~~7~~6	84	6			34~~7~~6	193
Total	**28~~1~~0**	**84**	**42**	**215**	**10**	**63~~2~~1**	**463**

In terms of evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, San Dimas falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. Allocating San Dimas' residential sites inventory based on these density thresholds, combined with the 24 very low and moderate income units known in entitled projects, results in the provision of sites suitable for development of 226 units affordable to lower income households, 59 units affordable to moderate income households, and 347 units for above moderate income households. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate San Dimas' regional housing needs. (While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units can be applied towards moderate income).

It is to San Dimas' benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA

therefore provides a "margin of safety" from having to rezone additional sites during the 2014-2021 planning period of the element.

5. Availability of Infrastructure and Public Services

Incorporated in 1960, San Dimas is a younger community with the necessary infrastructure in place to support future development in the established areas of San Dimas and near the downtown. The utility infrastructure is relatively new with a public service capacity not yet in need of repair or replacement. However, most hillside sites will require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Dimas will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

The extent to which San Dimas can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in San Dimas has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. Therefore, the City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of potential new funding opportunities include:

- The $93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.

- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately $525 million annually for affordable housing by imposing a $75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.

- SCAG Sustainability Program 2013-2014 Call for Proposals. This new local assistance planning program combines Compass Blueprint assistance for integrated land use and transportation planning with new Green Region initiative assistance for bicycle and pedestrian planning efforts.

Table IV-5 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in San Dimas.

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. San Dimas receives approximately $130,000 in CDBG funds from LACDC on an annual basis, but may be subject to additional federal cutbacks.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC) *www.treasurer.ca.gov/ctcac/*	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) *www.hcd.ca.gov/fa/mhp/*	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) *www.hcd.ca.gov/fa/begin/*	Grants to cities to provide downpayment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	▪ Homebuyer Assistance

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHome *www.hcd.ca.gov/fa/calhome*	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Affordable Housing Innovation Fund *www.hcd.ca.gov/fa*	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program *www.hcd.ca.gov/fa/iig/*	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Housing Related Parks Program *www.hcd.ca.gov/hpd/hrpp/*	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
Transit-Oriented Development Program *www.hcd.ca.gov/fa/tod/*	Funding for housing and related infrastructure within one-quarter mile of transit stations. Upon funding of the future Gold Line extension, the State TOD program may be applicable to facilitate development around the planned station in San Dimas.	▪ Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit ▪ Land acquisition

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program *www.calhfa.ca.gov/ multifamily/special/rdlp.pdf*	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). With the dissolution of redevelopment agencies, HACoLA has been designated the successor agency, and is responsible for dispersing the remaining $38 million in City of Industry Funds for affordable housing.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	▪ First-Time Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; and low downpayment mortgages for homes in underserved areas.	▪ Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, April 2013.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The local affiliate, Pomona Valley Habitat for Humanity, has built or renovated 34 homes for very low income families.

Jamboree Housing Corporation (JHC): JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California: Mercy Housing has offices in Los Angeles, San Francisco and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

National Community Renaissance (previously Southern California Housing Development Corporation**):** National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in Southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition, along with the manufacturing of building materials, have multiple impacts on our environment. In the United States, buildings account for:

36% of total energy use
65% of electricity consumption
30% of greenhouse gas emissions
30% of raw materials use
30% of landfill waste
12% of potable water consumption

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; San Dimas has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

San Dimas' green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and the long-term financial and environmental benefits of integrating sustainable features in project design. The City promotes green building on its website, including links to various green Remodeling Guides for homeowners.

In 2010, the City undertook the process of developing an Energy Efficiency Conservation Strategy (EECS). This effort was initiated in order to meet funding requirements for the Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) program. The EECS is intended to both assist in the application for stimulus funds under the EECBG program as well as to guide on-going City action to save energy and reduce emissions. The EECS development process involved the following three components:

1) A workshop with City staff to set goals and evaluate current sustainability measures and opportunities
2) A comprehensive greenhouse gas (GHG) inventory to determine both municipal and community-wide emissions
3) Evaluation, selection and implementation of projects to be funded directly with EECBG funds.

The workshop resulted in formulation of the following top 5 City Goals for Energy Efficiency:

1. Engage, support and educate of residents and the business community in their efforts to be more sustainable in the use of nature resources.
2. Identify and commit to reducing energy and water use in all City Operations.
3. Conduct energy audits and collect key data and information in order to develop and implement a prioritized set of targets and strategies.
4. Promote energy efficiency and water conservation in City housing programs
5. Develop strategies for the reduction of greenhouse gas emissions from transportation by reviewing land use, fleet conversions, and other potential cost effective strategies.

The City is already implementing a number of programs that conserve energy and reduce greenhouse gas emissions, including:

- Green building is promoted via the City's website, which provides links to Remodeling Guides for homeowners.

- The City's website includes a section on Residential Energy Savings that informs cost-effective ways to increase the energy efficiency of homes and ways in which Southern CA Edison can be a useful resource.

- The Environmental Services page on the City's website provides valuable resources such as a carbon footprint calculator, water conservation information, smart gardening workshops, and recycling tips.

- The City has a Tree Preservation Ordinance which has been in effect since 1990.

- The City participates biannually in the County Smart Gardening program, offering free workshops on composting, worm composting, and grass recycling.

- The City's Environmental Coordinator provides outreach to city elementary schools several times a year on energy and water conservation, alternative transportation and pollution.

Several relevant planning efforts are also underway, including the Walnut Creek Preserve Master Plan, update of the Bikeway Systems Master Plan, mixed use zoning, and a comprehensive review of non-motorized transportation routes.

San Dimas recently participated in a partnership with the San Gabriel Valley Council of Governments (SGVCOG) and 27 member cities to address energy efficiency and develop plans and programs as part of the California Public Utility Commission's Long-Term Energy Efficiency Strategic Plan. City Council adopted the resulting San Dimas Electrical Energy Action Plan (EEAP) in January 2013.

In June 2013, the City became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. Property owners who wish to participate agree to repay the amount borrowed through an assessment on their property taxes.

2. Energy Conservation Programs Offered through Local Utilities

In addition to green building, San Dimas can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to $4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in San Dimas. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2008 Housing Element and then presents San Dimas' Housing Plan for the 2014-2021 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of San Dimas 2008-2014 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- ✓ New Construction for all income groups
- ✓ Residential Rehabilitation
- ✓ Conservation of Existing Housing

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2014-2021 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

Table V-1:
Review of Accomplishments under 2008-2014 Housing Element

Policy/Program	Accomplishments
1. Housing Code Enforcement and Abatement 2008-14 Objective: Conduct 50 inspections annually. Inform violators of available rehabilitation assistance.	Progress: The City continues to implement the code enforcement program and inform eligible households of available rehabilitation assistance. Effectiveness: The program has been effective in maintaining safe and sanitary housing in San Dimas. Appropriateness: As the City's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing stock. This program will be continued in the updated Housing Element.
2. Neighborhood Beautification 2008-14 Objective: Re-establish program and coordinate program with Code Enforcement and Housing Rehabilitation.	Progress: The Neighborhood Beautification Program was not implemented due to budget cuts and elimination of City Housing staff. Effectiveness: Not applicable. Appropriateness: The program is appropriate for the updated Housing Element, and is expected to be implemented using CDBG funding.
3. Single-Family Rehabilitation 2008-14 Objective: Assist 50 lower income households annually through grants and loans, for six year goal to assist 300 households. Assess extending program to moderate income households.	Progress: Since 2008, 245 home owners have received loans and grants to rehabilitate their homes, including 5 ELI, 78 VLI, 75 Low, and 87 Mod Income households. The City increased the grant amount from $3,500 to $7,500 to cover costs associated with abatement of lead based paint and asbestos. Effectiveness: Assisted over 45 households annually. Appropriateness: The program is extremely successful and in high demand, and remains appropriate to the updated Element using available CDBG funding.
4. Single-Family Substantial Rehabilitation 2008-14 Objective: Assist 10 lower income households (from 2008-2014) through CalHome substantial rehabilitation program. Evaluate potential for continuation of program beyond 2010.	Progress: Since 2008, the City has assisted 16 lower income households using CalHome funding. Effectiveness: The program was effective while in place, though difficult to qualify households under CalHome guidelines. Appropriateness: Due to funding restrictions, this program will not be continued in the updated Housing Element.
5. Lead-Based Paint/Hazard Assessment Project 2008-2014 Objective: Provide lead assessments and assistance (up to $5,000) to 60 homes, or ten homes annually.	Progress: Since 2008, 85 units have had lead-based paint hazards assessed and/or eliminated. Effectiveness: This program has been effective in operating concurrently with the City's Rehabilitation program, and exceeded the goal to address 10 homes annually. Appropriateness: Lead based paint assessment and abatement remains appropriate, and will be integrated within the CDBG-funded Single-Family Rehabilitation Program for the Housing Element update.
6. Mobile Home Park Preservation and Affordability 2008-2014 Objective: Renew the City's Mobile Home Accord; continue new space rent credit program at Charter Oaks to assist at least 5 lower income residents annually.	Progress: The City renewed the Mobile home Accord for an additional five year period, extending from January 1, 2010 to January 1, 2015. Effectiveness: This program has been effective in providing stability in mobile home park space rents, and the new space rent program has assisted an average of ten households annually within the City-owned Charter Oaks park. Appropriateness: This program maintains affordable housing supply, especially for seniors, and remains appropriate to the Housing Element.

Policy/Program	Accomplishments
7. Preservation of Assisted Rental Housing 2008-2014 Objective: Commit funding to preserve Villa San Dimas. Initiate discussions with Voorhis Village.	Progress: The Redevelopment Agency budgeted funds and undertook discussions with the owners of Villa San Dimas to provide rehabilitation assistance in exchange for extending affordability covenants. However, with the elimination of Redevelopment funding, the City was unable to complete the negotiations. On the Voorhis Village project, the City supported the new project owners in receiving Tax Exempt Bond financing by becoming a member of the CSCDA and conducting a public hearing on the use of bond funds; the resulting financing has resulted in an increase in the number of low income affordable units from 21 to 65 and an extension in the affordability term to 55 years. Effectiveness: While the City and its former Redevelopment Agency were not successful in entering into an agreement with Villa San Dimas, the property owner did extend its Section 8 commitments, thereby reducing the project's at risk status. The City was effective in facilitating the long-term preservation of Voorhis Village and increasing the number of affordable units. Appropriateness: Preservation of the City's stock of assisted rental housing remains appropriate to the Housing Element, though will be dependent upon the availability of outside resources.
8. Section 8 Rental Assistance 2008-2014 Objective: Continue participation/coordination with HACoLA; encourage landlords to register units; advertise program to residents.	Progress: The City continues to participate in the Section 8 program administered by HACoLA, and assists in advertising the program to residents. Effectiveness: The Section 8 program is effective in providing needed rental assistance to lower income households, although limited Section 8 funding restricts the number of residents that can be assisted. Appropriateness: The Section 8 program provides decent and safe living conditions to those who may not otherwise be able to afford it and remains appropriate to the Element.
9. Rezoning to Accommodate Higher Density Residential and Mixed Use 2008-14 Objective: Rezone at least 7.4 acres at 30 units/acre to accommodate 223 units; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to provide at least 38 units at a min of 16 units per acre; and review the existing Noise Ordinance to ensure consistency.	Progress: The City adopted a new MF-30 zone district and an Affordable Housing Overlay Zone (AHO - for mixed use areas), both providing "by right" densities of 30 units/acre. Three sites totaling 8.73 acres have been rezoned at 30 unit/acre densities, accommodating up to 263 high density units. In addition to the 1.6 acres of MF-30 within the Bonita Canyon Affordable Housing Overlay, an additional 72 units are permitted on 3.3 acres as part of a mixed-use development, translating to a density of approximately 21 units per acre. Effectiveness: The City completed the necessary rezonings identified in the Housing Element. Appropriateness: This program was implemented and is no longer necessary for the updated Housing Element.
10. Residential and Mixed-Use Sites Inventory 2008-14 Objective: Maintain current inventory of sites, and provide to developers along with information on incentives (Program 12).	Progress: The City maintains an inventory of sites to address RHNA requirements; provides incentives through the MF-30 zone and Affordable Housing Overlay, and through density bonus provisions; and shares with potential developers. Effectiveness: Affordable development was focused on two sites in the prior planning period – Bonita Canyon Gateway and Grove Station – both which received assistance through the former RDA. As the real estate market improves, this program will likely become more critical to achieving production of affordable units. Appropriateness: This program remains appropriate to the updated Element.

Policy/Program	Accomplishments
11. Second Units 2008-14 Objective: Continue to implement city's ordinance to accommodate second units.	Progress: The City continues to allow second units by right in all residential zone districts, and process second unit applications as received. During the prior planning period, the City issued four building permits for second units. Effectiveness: While the demand for second units was limited during the prior planning period, the City's ordinance was nonetheless effective in accommodating second units, and ensuring their affordability through covenants on rental units. Appropriateness: The second unit program remains appropriate for the updated Element, combined with additional outreach of its availability.
12. Facilitate Infill and Mixed-Use Development 2008-14 Objective: Assist in development of 110 new affordable units. Market in conjunction with Housing Site Inventory (Program 10).	Progress: The original developer of the Grove Station project completed 14 units (Sub phase 1) prior to bankruptcy and take-over by the bank. The City worked with a new developer to entitle a revised 67 unit condo project for the back portion of the site, which is now under construction. The project includes 6 deed-restricted, affordable for-sale units, assisted by the former San Dimas Redevelopment Agency. Effectiveness: The City (and its former RDA) was effective in stepping in and assuming ownership of unsold project units upon bankruptcy, and in soliciting developer interest in development of the balance of the site. Appropriateness: This program remains appropriate, but will focus on regulatory, rather than financial incentives.
13. Inclusionary Housing 2008-14 Objective: Evaluate economic impacts of implementing a 20% inclusionary requirement for multiple-family residential development in redevelopment project areas.	Progress: The City initiated review of increasing the inclusionary requirement within RDA areas, but was delayed due to *Palmer vs City of Los Angeles* court decision, and then terminated due to the Statewide elimination of Redevelopment and RDA project areas. Effectiveness: n/a Appropriateness: No longer applicable.
14. Homebuyer Assistance 2008-14 Objective: Develop homebuyer program for 10 Grove Station units; expand the program to purchasers of existing housing.	Progress: The Grove Station project is providing ten affordable ownership units for moderate income homebuyers. Due to the loss of RDA funds, this program will not be expanded beyond this project. Effectiveness: The program was effective in assisting moderate income purchasers. Appropriateness: Due to lack of funding, this program is no longer appropriate for the updated Element.
15. Green Building 2008-14 Objective: Adopt Citywide Green Building program. Require in Agency-assisted projects.	Progress: The City has adopted the State 2010 Green Building Code Standard's within its Municipal Code, and promotes via the City's website which provides links to Remodeling Guides to homeowners. The City has completed a greenhouse gas inventory (GHG), and in 2010 adopted an Energy Efficiency & Conservation Strategy which identifies a series of projects to help the City save energy and reduce GHGs. Effectiveness: The City has been effective in implementing a comprehensive green building program. Appropriateness: Continuing with ongoing education of the public on green building and sustainability practices remains appropriate to the Housing Element update.

Policy/Program	Accomplishments
16. Reduce Cost Impact of City Development Permit Procedures 2008-14 Objective: Evaluate affordable projects to assess applicability of fee reduction, deferral or waiver, and expedited project review. Evaluate elimination of CUP requirement for affordable housing.	Progress: Both applications received for affordable projects were provided RDA assistance as requested, including fee reductions. Project assistance has been preserved in the State Department of Finance ROPs and housing asset reviews. In addition, the CUP requirement has been eliminated in the new MF-30 and AH Overlay zones. Effectiveness: This program was effective in reducing fees and streamlining processing procedures for affordable housing. Appropriateness: This program has been implemented, and is therefore no longer necessary for the Housing Element update.
17. Zoning Ordinance Revision (Special Needs Housing) 2008-14 Objective: Amend the Zoning Code to provide for emergency shelters, transitional housing and supportive housing.	Progress: The City adopted Ordinance #1193 in 2010, permitting emergency shelters by right in the P/SP zone, and accommodating transitional and supportive housing as a residential use in the MF zone. Definitions for each of these uses has been added to the Code. Effectiveness: This program was effective in complying with the requirements under SB 2 to provide zoning for special needs housing. Appropriateness: This program has been implemented and is therefore no longer necessary for the Housing Element update.
18. Revise Senior Housing Standards 2008-14 Objective: Amend the zoning ordinance to modify or eliminate development standards for senior housing.	Progress: The City eliminated Chapter 18.151 (Senior Housing Standards) of the Municipal Code as these standards were considered restrictive. Senior citizen housing is permitted by right in the new MF-30 zone, and with a CUP in the MF zone. Effectiveness: These previous more restrictive standards were never utilized as no senior housing project applications were submitted. Appropriateness: This program has been implemented and is therefore no longer necessary in the updated Housing Element.
19. Revise Multi-family Development Standards 2008-14 Objective: Amend the Zoning Code to modify development standards for multi-family housing.	Progress: The City adopted a new multi-family zone district (MF-30) to provide appropriate development standards for higher density housing at minimum densities of 30 units/acre, with additional densities achievable through a density bonus.. Effectiveness: This program was effective in establishing development standards to facilitate multi-family and affordable housing. Appropriateness: This program has been implemented and is therefore no longer necessary in the updated Housing Element.
20. Monitor Application of Design Review Process 2008-14 Objective: Evaluate impact of design review process on affordable housing on a case-by-case basis, and modify as appropriate.	Progress: The City successfully entitled two mixed income projects during the planning period – Grove Station and Bonita Canyon Gateway. No concerns were identified with the City's design review process on either project. Effectiveness: The City's design review procedures were effective in achieving quality, affordable housing in an efficient process. Appropriateness: As with all City processes, the City will continue to self-evaluate the effectiveness of its design review procedures, however, a separate program is no longer necessary in the updated Element.
21. Fair Housing 2008-14 Objective: Continue referrals to various fair housing agencies; provide fair housing materials to residents.	Progress: The City has continued to provide fair housing brochures at City facilities, and provide special announcements on the City website and public access channel. The Housing Section of the City's website includes a fair housing page with extensive information and referrals. Effectiveness: This program has been effective in educating residents on their Fair Housing rights, and in providing referrals for services. Appropriateness: Though fair housing outreach will be reduced due to elimination of City Housing staff, this program remains appropriate for the updated Housing Element.

Policy/Program	Accomplishments
22. Senior Housing, Alternatives, Resources, Education and Support (SHARES) 2008-14 Objective: Serve 600 seniors annually, including 50 home sharing participants.	Progress: Due to limitations in funding and limited interest among senior homeowners in taking on a renter, the SHARES Program has been discontinued. However, the City will continue to operate an informal program through the Senior Center to connect seniors with housing opportunities. Effectiveness: While few seniors were matched through the SHARES program, the City was effective in providing services to its seniors, including assistance to 791 seniors in 2007/08; 472 in 2008/09; 101 in 2009/10; 106 in 2010/11; and 43 in 2012/13. Appropriateness: Senior support services will be incorporated within a comprehensive program for senior housing opportunities in the Housing Element.
23. Accessible Housing 2008-14 Objective: Continue implementation of reasonable accommodations ordinance; continue to review ordinances for constraints to accessible housing.	Progress: Pursuant to Municipal Code Chapter 1.30, the City continues to provide a clear and defined process for persons with a disability to request a reasonable accommodation from land use and zoning regulations, policies and practices. Effectiveness: Almost all requests for reasonable accommodation during the planning period pertained to allowances for RV parking in the front yard driveway area. The City is currently processing a reasonable accommodation request for an oversize second unit to accommodate a disabled occupant. Appropriateness: A program for accessible housing remains appropriate to the updated Housing Element.
24. Homeless Assistance 2008-14 Objective: Continue participation in SGVCOG Homeless Study; and allocate funds to homeless service providers.	Progress: The City participates in the Homeless Count conducted every two years by the Los Angeles Homeless Service Authority, and continues to coordinate with the San Gabriel Valley Consortium on Homelessness in providing referrals to various service agencies in the area. Funds were provided to assist in the start up of the Consortium of Homelessness. Effectiveness: The City has been effective in coordinating with regional agencies and promoting services available to the homeless through the City website and through brochures at City Hall, the Senior Center and Library. Appropriateness: While the City will continue to participate with the San Gabriel Valley Consortium on Homelessness, due to limitations in funding, no funds are anticipated to be provided to homeless service providers. A separate homeless assistance program is no longer appropriate for the updated housing Element.

Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2008, the City of San Dimas has made significant progress in achieving its housing goals. Major accomplishments include the following:

- ✓ Adopting a new MF-30 zone district and Affordable Housing Overlay Zone, providing by-right densities of 30 units/acre. Rezoning 3 sites totaling 8.73 acres, accommodating up to 263 high density units.
- ✓ Approving development of Loma Bonita Apartments on one of the rezone sites, with construction underway on 156 apartments, including 24 rent restricted units.
- ✓ Providing four affordable townhomes in Phase 1 of Grove Station, with six additional affordable units to be provided in Phase 2.
- ✓ Providing housing rehabilitation assistance to 261 low and moderate income homeowners.
- ✓ Support in refinancing Voorhis Village, increasing the number of affordable units from 22 to 64, and extending affordability controls for 55 years.
- ✓ Renewing the Mobile Home Accord in 2010 which serves to stabilize and establish maximum rent charges and provides a method for resolving disputes for the five mobile home parks in San Dimas, affecting over 900 mobile home units.
- ✓ Retaining ownership of the Charter Oaks Mobile Home Park and maintaining affordability for the senior residents.
- ✓ Adopting zoning for special needs housing, including transitional and supportive housing, emergency shelters and SROs.
- ✓ Adopting standards for density bonuses for provision of affordable housing.
- ✓ Assisting over 1,500 seniors with assistance, referrals, and/or case management services.

Table V-2 summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table V-2: Summary of Quantified Objectives 2008-2014 Housing Element

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	81	0	100	5	0	0
Very Low	81	0	110	78	455	455
Low	101	4	230	91	455	455
Moderate	107	10	0	87	0	0
Above Moderate	255	135	0	0	0	0
Totals	**625**	**149**	**440**	**261**	**910**	**910**

New Construction: Goal reflects RHNA. Progress reflects net building permits issued between 1/2006-7/2013 and projects under construction with occupancy to occur in 2013 within this planning period. Affordable units include 4 second units and 10 moderate income restricted units in Phase 1 and 2 of Grove Station.
Rehabilitation: Reflects Single-Family Rehabilitation program and CalHome funded Substantial Rehabilitation program.
Conservation: Reflects preservation of 10 assisted units at Villa San Dimas not meeting committed assistance definition, and 900 mobile home park units.

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement to address San Dimas' identified housing needs and other important housing issues.

EXISTING HOUSING

GOAL 1
Conserve and Improve Existing Housing in San Dimas

POLICIES

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Provide rehabilitation and home improvement assistance to lower income households and evaluate increasing assistance amounts and expansion to moderate income households.

Policy 1.3: Undertake comprehensive code enforcement throughout the City and target beautification efforts in older neighborhoods to improve the quality of life and condition of housing within these neighborhoods.

Policy 1.4: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

Policy 1.5: Encourage retention and affordability of mobile homes and continue to work with mobile home park owners and residents through the Mobile Home Accord.

Policy 1.6: Continue to support and publicize rental assistance opportunities for lower income and special needs residents in San Dimas.

ADEQUATE HOUSING SITES

GOAL 2
Provide Adequate Housing Sites to Accommodate Regional Housing Needs

POLICIES

Policy 2.1: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing type, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2: Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 2.3: Continue to encourage design consistent with the General Plan and appropriate to the community context.

Policy 2.4: Provide opportunities for mixed use and infill housing development in downtown San Dimas as part of the City's ongoing revitalization strategy for the area.

Policy 2.5: Encourage and facilitate the provision of second units in existing and new development as a form of multi-generational housing.

DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

GOAL 3
Assist in Development and Provision of Affordable Housing

POLICIES

Policy 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 3.2: Provide regulatory incentives and/or available financial resources to facilitate the development of affordable housing.

Policy 3.3: Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

Policy 3.4: Pursue federal, state and county funding sources as a means to leverage local funds and maximize assistance for affordable housing.

Policy 3.5: Encourage use of sustainable and green building design in new and existing housing.

Policy 3.6: Continue regional conservation efforts including stormwater runoff, and energy and water reduction strategies.

REMOVE CONSTRAINTS

GOAL 4
Remove Governmental Constraints

POLICIES

Policy 4.1: Support the use of regulatory incentives, such as density bonuses, fee deferrals and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

Policy 4.2: Provide flexibility in development/design guidelines to accommodate new models and approaches to providing housing, such as mixed use, live/work housing and transit-oriented development.

Policy 4.3: Maintain an efficient entitlement process with coordinated permit-processing, design review and environmental clearance procedures.

EQUAL HOUSING

GOAL 5
Provide Equal Housing Opportunity

POLICIES

Policy 5.1: Support the provision of fair housing services and tenant/landlord mediation to City residents.

Policy 5.2: Support regional efforts to address the needs of the homeless in the San Gabriel Valley, and continue to promote social service delivery.

Policy 5.3: Support the development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

Policy 5.4: Address the special needs of persons with disabilities through provisions for supportive and group housing, homeowner accessibility grants and reasonable accommodation procedures.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address San Dimas' identified housing needs, and are implemented through a series of housing programs offered through the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-3 located at the end of this section specifies the following for each program: 2014-2021 objectives; funding sources; agency responsible for implementation; and policy addressed. Table V-4 provides a numeric summary of these objectives.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The San Dimas Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Single-Family Rehabilitation (Program 3); Mobile Home Park Affordability (Program 4); Section 8 Rental Assistance (Program 6); Second Units (Program 8); Affordable Housing Development Assistance (Program 10); Senior Housing Opportunities (Program 15); and Housing Opportunities for Persons Living with Disabilities (Program 17).

EXISTING AFFORDABLE HOUSING

1. Housing Code Enforcement and Abatement: The City has adopted the Uniform Housing Code and will continue its existing program to inspect potentially substandard residences and abate those needing to be brought into code compliance. The Code Enforcement program combines a pro-active canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City provides information about the on-going rehabilitation loan and grant program to those cited for code violations. The City's goal is code compliance and vacation of substandard housing is not anticipated.

> ***2014-2021 Objective:*** Conduct 50 inspections of potentially substandard residences annually to provide minimum requirements for the protection, safety, and welfare of the general public as part of the City's on-going program. Inform violators of available rehabilitation assistance to correct code deficiencies.

2. Neighborhood Beautification: During the 1990s, the City provided neighborhood clean-up along with funds for minor housing repairs within targeted neighborhoods. The program provides an effective tool to stimulate neighborhood participation and revitalization, and will be re-initiated using CDBG funds in income qualified neighborhoods with older housing stock.

> ***2014-2021 Objective:*** Re-establish the Neighborhood Beautification program using CDBG funds in 2013/14 within targeted neighborhoods, and coordinate the program with Code Enforcement and Housing Rehabilitation.

3. Single-Family Rehabilitation: The City administers a CDBG funded Single-Family Rehabilitation Program to finance the cost of repairs to correct code violations and conditions determined to be

detrimental to health and safety. Grants of up to $7,500 are available on a first come, first served basis until annual funds are depleted. The program is closely coordinated with Code Enforcement efforts, and also provides for energy efficiency improvements, and lead-based paint and asbestos assessment and abatement.

> ***2014-2021 Objective:*** Assist 10 lower income households with grants on an annual basis, with a projected income mix of half extremely low and very low income households and half low income households, for a total assistance goal of 80 households. Continue to market the program with brochures available at public facilities, on the City's website and on the City's public access station.

4. Mobile Home Park Preservation and Affordability: San Dimas has over 900 mobile home units within its five mobile home parks and taken several proactive steps to assist in maintaining the affordability of park space rents. The City purchased the 186 space Charter Oaks Mobile Home Park in 1998, and offers a new space rental credit program to provide greater affordability for lower income park residents. All mobile home parks in San Dimas are regulated by the Mobile Home Accord which establishes maximum rent charges and provides a fair method for resolving disputes; the current Accord runs through January 1, 2015. In addition, the City has adopted an ordinance affecting the conversion of both mobile home parks and apartments to condominium ownership units. The ordinance establishes specific noticing requirements to reduce the impact of conversion on current residents, particularly those of low and moderate income.

> ***2014-2021 Objective:*** Retain affordability of the Charter Oaks Mobile Home Park; continue the new space rental credit program at Charter Oaks Mobile Home Park assisting at least ten lower income residents annually; and evaluate effectiveness of the program annually. Renew the Mobile Home Accord to provide stability in space rents. Continue to implement the conversion ordinance to provide tenant protections.

5. Preservation of Assisted Housing: San Dimas contains two projects, totaling 83 rent-restricted units, considered at-risk of conversion to market rate during the 2013-2023 period – Villa San Dimas (50 affordable units) and Sunnyside Apartments (33 affordable units). Villa San Dimas is at-risk due to its Section 8 project-based contracts with HUD being subject to annual renewal. Sunnyside Apartments is at-risk as the affordability controls on its bond-financing expire in 2021. The following are strategies the City will undertake to work towards preservation of the 83 very low and low income at-risk units:

- **Monitor At-Risk Units:** Contact property owners within at least one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- **Economic Analyses:** Where property owners express an interest in preservation, conduct an economic analyses to determine the present-value cost of buying-down rents.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- **Negotiate with Property Owners:** Present options to owners for a one-time rent buy-down, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions.

- **Tenant Education:** Property owners are required to give a twelve-month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

2014-2021 Objective: Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.

6. Section 8 Rental Assistance: The City will continue to advertise opportunities for residents to participate in Housing Authority of the County of Los Angeles' (HACoLA) Section 8 rental assistance program. This program provides rental subsidies to very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. This program assists extremely low and very low income households.

2014-2021 Objective: Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.

PROVISION OF ADEQUATE SITES

7. Residential and Mixed-Use Sites Inventory: As part of this Housing Element update, the City performed a parcel-specific vacant sites analysis. In addition, the City has designated two key development opportunity sites, totaling 7.1 acres, with an Affordable Housing Overlay, providing densities of 30 units per acre and capacity for over 200 multi-family units. An inventory of suitable residential sites provides essential information about the City's interest to developers. The Inventory will be available at the Community Development Department public counter and on the City's website.

2014-2021 Objective: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives.

8. Second Units: A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units provide housing for either persons related to the primary resident on the property or to those that qualify in the categories of low or very low income households.

San Dimas contains many large lots that can accommodate a second unit, although the City has seen a relatively limited number of applications for second units. Considering the benefits second units

can offer an aging population in particular, the City will re-evaluate its second unit standards and assess potential refinements to better facilitate the provision of second units in existing and new development. Areas for consideration include the potential allowance for occupancy by senior citizens and persons with disabilities without the requirement for an affordability covenant.

> ***2014-2021 Objective:*** *Review and refine the City's second unit ordinance to facilitate housing options for seniors, persons with disabilities, caregivers, and other lower and extremely low income households. Educate residents on the availability of second units through the City's Affordable Housing Guide.*

9. Downtown Specific Plan. San Dimas has a distinct, historic Downtown with a walkable, pedestrian-friendly scale. The City has supported the integration of housing within the commercial downtown, including: 10 affordable rental units in Monte Vista Place located above the historic Drug Store; 81 ownership units in Grove Station, 10 units of which are affordable to moderate income households; and the 19 unit ownership project to be developed adjacent to Grove Station, providing a mix of live-work units, townhomes and single-family units.

Over the past several years, the City has undertaken several planning efforts to help guide the long-term development and revitalization of the Downtown, including a 20/20 Visioning Charrette, community workshops and the initiation of a Downtown Specific Plan. Due to a lack of funding and limited resources, however, the City was not able to complete the Specific Plan project. The City is now seeking to reinitiate and complete its Downtown Specific Plan, and has submitted a Sustainability Program Proposal to SCAG for funding.

> ***2014-2021 Objective:*** *Pursue funding, and re-initiate the Specific Plan for Downtown upon successful award of funds. Provide expanded areas for residential mixed use, develop incentives for consolidation of smaller parcels, and plan for transit-oriented development around the future Gold Line station.*

ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

10. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards;
- Density bonuses as described in Program 12;
- City support in affordable housing funding applications; and
- Financial assistance as available.

The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. The City will develop an Affordable Housing Brochure which describes the various resources and incentives available to support affordable housing in the community.

2014-2021 Objective: *Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure.*

11. Energy Conservation through Green Building: Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; San Dimas has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

San Dimas' green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and the long-term financial and environmental benefits of integrating sustainable features in project design. The City promotes green building on its website, including links to various green Remodeling Guides for homeowners. San Dimas has completed a greenhouse gas inventory (GHG), and in 2010 adopted an Energy Efficiency & Conservation Strategy which identifies a series of projects to help the City save energy and reduce greenhouse gas emissions. The City recently became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property.

2014-2021 Objective: Provide outreach and education to developers, architects and residents on the new CALGREEN code, and ways to incorporate sustainability in project design and in existing structures. Advertise availability of the HERO program to residents.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

12. Affordable Housing Density Bonus: Chapter 18.22 of the San Dimas Municipal Code sets forth the City's provisions to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.

- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

> ***2014-2021 Objective:*** Maintain a local density bonus ordinance consistent with state requirements, and advertise through dissemination of the Guide to Housing brochure at the public counter and on the City's website.

13. CEQA Exemptions for Infill Projects: San Dimas will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

> ***2014-2021 Objective:*** Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.

EQUAL HOUSING OPPORTUNITY AND SPECIAL NEEDS

14. Fair Housing: The City promotes fair housing and refers residents to various agencies that provide the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

The City provides brochures regarding fair housing services at the City's public facilities, and provides special announcements on the City's website and on the City's public access channel.

> ***2014-2021 Objective:*** Continue to promote fair housing practices, referring residents to agencies providing fair housing services. This program primarily assists lower income households.

15. Senior Housing Opportunities. Senior citizens (age 65+) have grown to comprise over one-quarter of San Dimas' households, and 30 percent of the City's seniors live with some type of disability. Of San Dimas' approximately 2,400 senior homeowners, 30 percent live alone. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, second units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels.

City ownership of the 186 space Charter Oak Mobile Home Estates, and the 12 unit Monte Vista Place provide long term affordable housing options for seniors in the community. Integration of additional mixed use housing opportunities in the Downtown within walking distance of services can also provide housing suitable for seniors.

> ***2014-2021 Objective:*** *Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of San Dimas' growing number of senior citizens.*

16. Housing Opportunities for Persons Living with Disabilities: The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The SGPRC currently provides services to 189 developmentally disabled residents within the 91773 San Dimas zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the SGPRC to implement an outreach program informing San Dimas families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

San Dimas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.*

Table V-3: 2014-2021 Housing Program Summary

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING						
1. Housing Code Enforcement and Abatement	Bring all housing into code compliance.	Conduct 50 inspections annually. Provide referrals to Single-Family Rehab Program.	General Revenue	Building and Safety; Code Enforcement	2014-2021	1.1; 1.3
2. Neighborhood Beautification	Improve quality of life and housing conditions in neighborhoods with older housing stock	Conduct improvement activities within targeted areas.	CDBG	Building and Safety; Code Enforcement; Community Development	Reinitiate program in 2013/14.	1.1; 1.3
3. Single-Family Rehabilitation	Provide financial assistance to extremely low, very low and low income home owners for home repairs.	Assist 10 households annually, or 80 over the planning period.	CDBG	Community Development	2014-2021	1.2
4. Mobile Home Park Preservation and Affordability	Preserve mobile home parks and retain rent affordability for lower income households.	Renew the Mobile Home Accord. Assist 10 lower income households annually thru Charter Oaks new space rent credit program.	Charter Oaks Mobile Home Park revenue	Community Development	Renew Accord by January 2015. Evaluate space rent credit program annually.	1.5
5. Preservation of Assisted Rental Housing	Preserve the existing 83 lower income rental units at-risk of conversion to market rents.	Contact property owners of at-risk projects. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	Section 8; HOME; other State and Federal funds	Community Development	Contact property owners within one year of potential expiration.	1.4
6. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	Section 8	HACoLA	2014-2021	1.6

Table V-3: 2014-20214 Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame	Policy
PROVISION OF ADEQUATE SITES						
7. Residential and Mixed-Use Sites Inventory	Identify sufficient sites for housing to meet RHNA for all income levels.	Maintain current inventory of sites, and provide to developers along with information on incentives.	Department Budget	Planning Division	2014-2021	2.1
8. Second Units	Promote second units in new and existing housing as a form of affordable, multi-generational housing.	Re-evaluate the City's existing second unit standards and amend accordingly. Incorporate educational information on second units in City's Affordable Housing Guide.	Department Budget	Planning Division	Review and revise second unit standards by 2015, and advertise in Affordable Housing Guide.	2.5
9. Downtown Specific Plan *(New)*	Establish a plan to help guide the long-term development and revitalization of the downtown, including planning around the future Gold Line station.	Pursue outside funding and re-initiate Specific Plan upon successful award of funds. Provide expanded areas for mixed use, and provide incentives for lot consolidation.	SCAG Sustainability Grant	Planning Division	Submit grant application in 2013, and subsequent years as necessary. Complete Specific Plan by 2015.	2.1; 2.2; 2.4
ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING						
10. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers.	Provide financial and regulatory incentives for affordable housing.	State MHP grants; Low Income Housing Tax Credits; other outside sources.	Planning Division; Community Development	2014-2021	3.1; 3.2; 3.3; 3.4
11. Energy Conservation through Green Building	Promote energy conservation and sustainable design in new and existing development	Provide outreach and education on the new CALGREEN building code. Advertise the availability of the HERO program for energy efficiency improvements to residents.	Department Budgets; outside grant funds	Planning Division	2014-2021	3.5; 3.6

Table V-3: 2014-2021 Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame	Policy
REMOVAL OF GOVERNMENTAL CONSTRAINTS						
12. Density Bonus	Provide density and other incentives to facilitate the production of affordable housing.	Promote density bonus incentives via dissemination of the Affordable Housing Guide.	Department Budget	Planning Division; Community Development	Update and disseminate Housing Guide in 2014.	4.1; 4.2
13. CEQA Exemptions for Infill Projects *(New)*	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	Department Budget	Planning Division	2014-2021	4.3
EQUAL HOUSING OPPORTUNITY						
14. Fair Housing	Promote fair housing practices, assisting lower income households.	Continue referrals to various fair housing agencies; provide fair housing materials to residents.	Department Budget	Community Development	2014-2021	5.1
15. Senior Housing Opportunities *(New)*	Support a range of housing options to address the diverse needs of San Dimas' growing senior population.	Actively pursue senior housing opportunities and housing support services.	Low Income Housing Tax Credits; State MHP grants; other outside sources.	Planning Division; Community Development	2014-2021	5.3
16. Housing Opportunities for Persons Living with Disabilities *(New)*	Support a range of housing options for persons with developmental disabilities.	Coordinate with SGPRC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Low Income Housing Tax Credits; other State and Federal funds.	Planning Division; Community Development	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.	5.4

Summary of Quantified Objectives

The following table summarizes the City of San Dimas' quantified objectives for the 2014-2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs assessment (RHNA); rehabilitation objectives which reflect the Single-family Rehabilitation Program; and conservation objectives to reflect maintaining the City's 900 mobile homes and preservation of lower income units in Villa San Dimas and Sunnyside Apartments at risk of conversion to market rates.

Table V-4
2014-2021 Summary of Quantified Objectives

Income Level	New Construction	Rehabilitation	Conservation
	Goal	Goal	Goal
Extremely Low (0 – 30% AMI)	60	20	
Very Low (31 – 50% AMI)	61	20	500
Low (51 – 80% AMI)	72	40	483
Moderate (81 – 120% AMI)	77		
Above Moderate (>120% AMI)	193		
Totals	**463**	**80**	**983**

AMI – Area Median Income
New Construction Objective: Reflects San Dimas' 2014-2021 RHNA. Of allocation for 121 very low income units, half is allocated to extremely low income and half to very low income households.
Rehabilitation Objective: Reflects Single-Family Rehabilitation Program.
Conservation Objective: Reflects preservation of 83 at-risk rental units (Villa San Dimas - 50 VLI units, Sunnyside Apts – 33 LI units), and 900 mobile home park units (assumed 50% VLI, 50% LI).

APPENDIX A

RESIDENTIAL SITES INVENTORY

Residential Projects with Occupancy prior to 12/31/13
Entitled Residential Projects with Occupancy between 1/1/2014-2021
2014-2021 Residential Sites Inventory
Residential Sites Rezoned per 2008-2014 Housing Element

Entitled Residential Projects With Expected Occupancy
Prior to Dec. 31, 2013

Project Name	Zoning	Project Density (Units/acre)	Number of Units To Be Built	Market Rate Units	Deed-Restricted Affordable Units By Income Level		
					Moderate	Low	Very Low
Grove Station	CG-3	20	67 townhomes	61	6		
Baseline Tract	SFA 20000	2	6 SFR	6			
Lone Hill Tract	SF 7500	4	18 SFR	18			
1049 Via Romales	SP-12	In-Fill Lot	1	1			
Total			**92**	**86**	**6**		

Entitled Residential Projects With Expected Occupancy between Jan. 1, 2014 and 2021

Project Name	Zoning	Project Density (units/ac)	Total Units	Market Rate Units	Deed-Restricted Affordable Units By Income Level			Notes
					Moderate	Low	Very Low	
Bonita Canyon Gateway – Loma Bonita Apartments	Specific Plan 26	48 units- 30 du/ac 72 units- 21 du/ac	156 apts	132	13		11	$2.6 million rent buy down from former RDA; parking reduction; fee deferral for Quimby
Northern Foothills	Specific Plan 25	0.3	105	105				Approved Tentative Tract Map
Downtown Mixed Use	Creative Growth Area 3	11 du/ac	19	19				5 single-family homes, 6 townhomes, 8 live-work residences
Total			**280**	**256**	**13**		**11**	

2014-2021 Residential Sites Inventory

(Housing Element Table IV-2)

APN #	Site Address	General Plan	Zoning	Permitted Density	Site Acreage	Unit Potential	Site Status
Single Family - Very Low Estate							
8665002015	Terrebonne	Single Family-Very Low Estate	SF-H	1 du/acre	5.6	1	Vacant
8382011017	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.3	1	Vacant
8382011019	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.1	1	Vacant
8382011022	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	6.2	2	Vacant
8382011023	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.9	1	Vacant
8382011031	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	2.8	1	Vacant
8382011046	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.7	1	Vacant
8382011050	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.0	1	Vacant
8382012020	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.0	1	Vacant
					22.6	**10**	**All acres vacant**
Single Family - Very Low							
8385020041	S. Valley Center	Single Family-Very Low	SFA-16000	3 du/acre	0.4	1	Vacant
8385020042	S. Valley Center	Single Family-Very Low	SFA-16000	3 du/acre	0.4	1	Vacant
8385020043	S. Valley Center	Single Family-Very Low	SFA-16000	3 du/acre	0.5	1	Vacant
8392015020	Chaparral- Cody	Single Family-Very Low	SFA-16000	3 du/acre	0.5	1	Vacant
8392015041	W. Gladstone	Single Family-Very Low	SFA-16000	3 du/acre	0.9	1	Vacant
8661017011	Cherokee Ct.	Single Family-Very Low	SFA-16000	3 du/acre	1.0	2	Vacant
8392018013	613 W. Ghent	Single Family-Very Low	SFA-16000	3 du/acre	0.8	1	Vacant
8448038032	1514 Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	2.2	1	Vacant
8448038035	1532 Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.4	1	Vacant
8448038040	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	3.0	1	Vacant
8448038045	Paseo Lucinda	Single Family-Very Low	SP-11	3 du/acre	1.0	1	Vacant
8448038056	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.2	1	Vacant
8448038051	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.0	1	Vacant
8448038052	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.7	1	Vacant
8448038053	1551 Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.8	1	Vacant
8448038054	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.7	1	Vacant
8448056002	1042 Via Romales	Single Family-Very Low	SP-12	3 du/acre	0.7	1	Vacant
8448056008	1042 Via Romales	Single Family-Very Low	SP-12	3 du/acre	0.7	1	Vacant
8386005050	526 Gladstone	Single Family-Very Low	SP-3	3 du/acre	4.0	3	One house
8386001077	330 W. Gladstone	Single Family-Very Low	SP-3	3 du/acre	2.4	1	Vacant
8386050064	619 W. Gladstone	Single Family-Very Low	SP-3	3 du/acre	0.5	1	Vacant
8386050067	607 W. Gladstone	Single Family-Very Low	SP-3	3 du/acre	0.4	1	Vacant
8382017004	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.2	1	Vacant
8382017009	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.1	1	Vacant
8382017011	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.1	1	Vacant
8382017018	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	0.9	1	Vacant
8382017019	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.0	1	Vacant
8382017024	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	0.9	1	Vacant
8382017025	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	2.0	1	Vacant
8382018040	Rebecca	Single Family-Very Low	SP-8	3 du/acre	1.2	1	Vacant
8382018041	Rebecca	Single Family-Very Low	SP-8	3 du/acre	0.9	1	Vacant
					38.3	**34**	**34.3 ac vacant;**
Single Family - Low							
8426021006 & 838	End of Valley Ctr.	Single Family-Low	SP-4	6 du/ac	19.0	18	Vacant
8390021048-053	217 W. Commercial	Single Family-Low	SF-7000	6 du/ac	0.8	3	Vacant
8386001021-027	Paseo Aldeano	Single Family-Low	SF7500	6 du/ac	1.2	7	Vacant
8665003001	1426 N. Cataract	Single Family-Low	SFA 16000	6 du/ac	6.2	7	Vacant
8392050029	405 W. Gladstone	Single Family-Low	SFA 16000	6 du/ac	3.7	3	One house
8382013041 et.al	Puddingstone	Single Family-Low	SFA-10000	6 du/ac	1.5	5	Vacant
8392006075	N. Walnut/Allen	Single Family-Low	SFA-20000	6 du/ac	0.5	1	Vacant
8426033015	Edinburgh	Single Family-Low	SP-4	6 du/ac	1.0	1	Vacant

2014-2021 Residential Sites Inventory

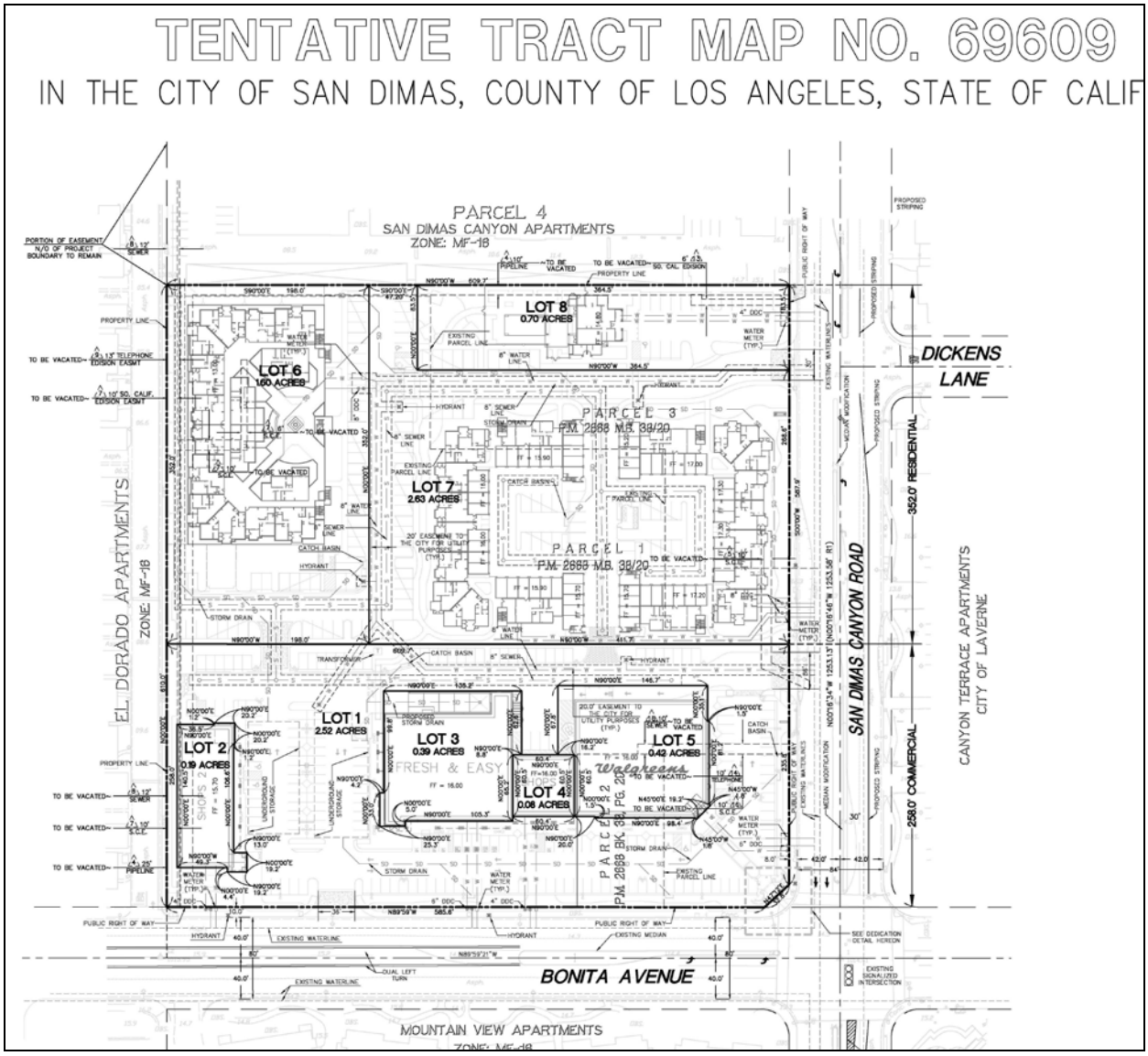
(Housing Element Table IV-2)

APN #	Site Address	General Plan	Zoning	Permitted Density	Site Acreage	Unit Potential	Site Status
8392006077	N. Walnut/Allen	Single Family-Low	SFA-20000	6 du/ac	1.0	1	Vacant
					34.8	**46**	**31.1 ac vacant; 3**
High Density Residential							
8392011068	922 N. San Dimas Av	High	MF(16)	16 du/ac	0.8		Underutilized
8392011027	912 N. San Dimas Av	High	MF(16)	16 du/ac	0.3		Underutilized
8392011028	904 N. San Dimas Av	High	MF(16)	16 du/ac	0.1		Underutilized
8392011029	902 N. San Dimas Av	High	MF(16)	16 du/ac	0.1		Underutilized
8392011030	121 East Allen Av	High	MF(16)	16 du/ac	0.2		Underutilized
8392011069	129 East Allen Av	High	MF(16)	16 du/ac	0.3		Underutilized
8392011032	133 East Allen Av	High	MF(16)	16 du/ac	0.2		Underutilized
8392011047	915 Sedona Ct	High	MF(16)	16 du/ac	0.2		Underutilized
					2.3	**36**	**All acres underu**
Affordable Housing Overlay Zone							
Bonita School District Office							
8390012900	115 W. Allen Ave.	Public/Semi-Public	AHO-1	30 du/ac	**AHO-1 3.83 acres (of total 7.43)**	**115**	Underutilized - offices, bus yard, district kitchen
Arrow Hwy block east of San Dimas Ave, south of Gold Line railway, west of Walnut Ave							
8390018907-909		Public/Semi-Public	AHO-2	30 du/ac	2.18		City Yard
8390018023		Downtown Mixed Use	AHO-2	30 du/ac	0.51		M&N Dairy and G
8390018040		Commercial	AHO-2	30 du/ac	1.97		Industrial Bldgs.
8390018045		Commercial	AHO-2	30 du/ac	0.90		Industrial Bldgs.
8390018046		Commercial	AHO-2	30 du/ac	0.95		Industrial Bldgs.
8390018028		Industrial	AHO-2	30 du/ac	0.83		Kennel
8390018036-037		Industrial	AHO-2	30 du/ac	2.19		Office Bldg.
					AHO-2 3.3 acres (of total 11.69)	**100**	

Residential Sites Rezoned per 2008-2014 Housing Element

Bonita Canyon Gateway (Former Canyon Center) Site.

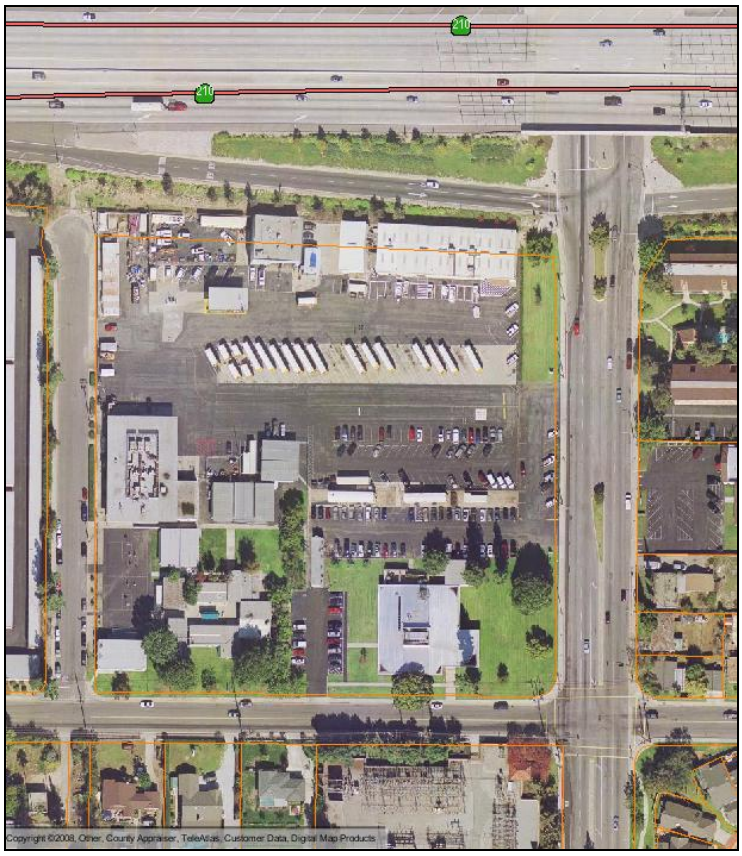
The City Council approved Specific Plan No. 26 for this 8.5 acre property on May 27, 2008. The Specific Plan creates one 1.6 acre parcel zoned for 30 units per acre (48 units) with an additional 72 units on 3.3 acres (a density of 21 units per acre) and a 3.6 acre commercial project. The resulting apartment project is being developed by Avalon Bay and will provide 156 apartments, including 11 very low income and 13 moderate income restricted affordable units. The former Redevelopment Agency contributed $2.6 million to buy down the rents on the 24 affordable units, and the City also granted a parking reduction on the project and deferral of Quimby Act fees.



Bonita High School District Office Site (APN 8390-012-900).

This 7.43 property is located on the northwest corner of San Dimas Avenue and Allen Avenue. It is adjacent (south) of the 210 Freeway at the San Dimas Avenue Freeway exit. The property is currently home to the Bonita School District offices and facilities, the district bus yard and central kitchen food preparation facility. The majority of buildings on the property are over 30 years old. The property is zoned Public/Semi-Public and has a Commercial General Plan designation.

This property was chosen for rezoning in the 2008-2014 Housing Element because a majority of the property is underutilized and transition to a mixed use with a mandatory residential component could spur property development. A significant portion of the property is taken up by typical industrial uses, such as the bus yard and central kitchen.
The rezoning was structured as an Affordable Housing Overlay (AHO), entitling a minimum of3.83 acres at 30 dwelling units per acre (115 units) somewhere on the property. The balance of the property will complete the mixed use project with lower density residential, commercial, office or public/semi-public use. By allowing the 3.83 acres to be floating, there will be a greater amount of development flexibility that will serve to improve the residential development ability of the property.



Properties East of Grove Station.

There are eight sites immediately east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and east of San Dimas Avenue that are underutilized and were identified for rezoning in the 2008-2014 Housing Element. These sites comprise 11.69 acres. The majority of the property is currently zoned Light Manufacturing (M-1), with one 0.51 parcel zoned Creative Growth Zone – Area 3. Each of the eight sites is owned separately, including one publicly owned site. The area has been designated by the City Council as a possible location for a Gold Line station, and is identified as such in the Final Environmental Impact Report for the Gold Line Extension.

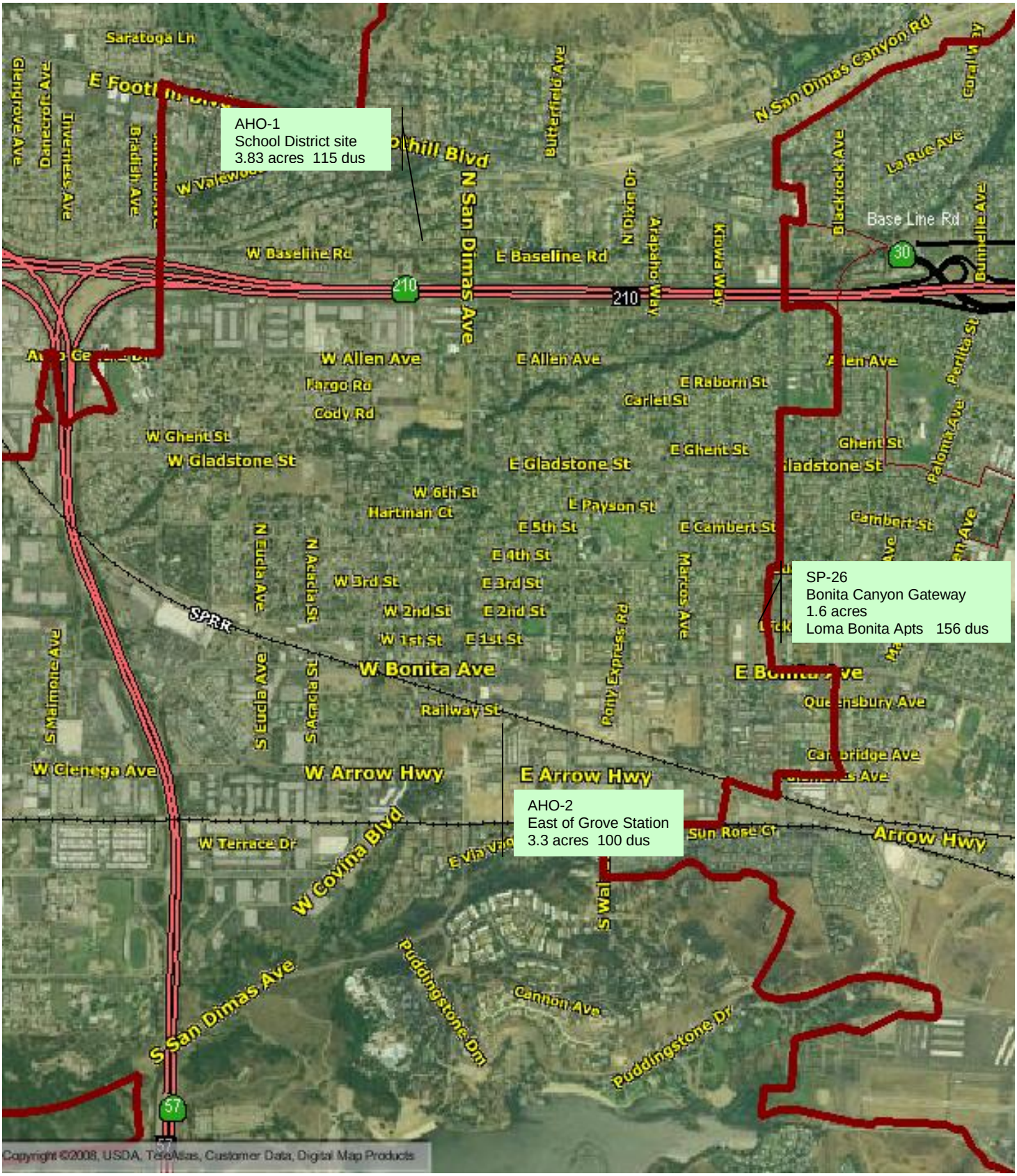
The rezoning was structured as an Affordable Housing Overlay, requiring and providing entitlements for at least 3.3 acres of the property to be designated for exclusively residential use at 30 dwelling units per acre (100 units). The remaining portion of the site could be developed as office, commercial, or mixed-use. Since the site is adjacent to the Grove Station mixed-use project and has the potential as a transit oriented development, the Affordable Housing Overlay provides a flexible zoning tool for development of the site.

The following table addresses the existing land use of each lot in the area:

APN	Current Use	Acreage	Year Built	Condition
8390-018-023	M&N Dairy and Gas Station	0.51	1967	This property is underutilized. As a corner location, it is an entry into the downtown area and warrants a total site rebuild.
8390-018-040	San Dimas Arrow Business Park	1.97	1980	This 2 acre industrial property is underutilized. Buildings are in very poor condition and the site has a deficiency of parking. A total site rebuild is warranted.
8390-018-048 & 8390-018-027	San Dimas Storage Center	2.16	1978	This 2.1 acre industrial property is underutilized and an older one story self storage. The higher and better use for this property would be a mixed use transit oriented development because of its locating in the planning area. Relocation of the storage facility may be warranted.
8390-018-045	135 East Arrow Hwy.	0.90	1980	There is an auto repair facility on this property. It is underutilized as a .9 acre property with very limited existing development and less than 10% lot coverage.
8390-018-046	207 East Arrow Hwy.	0.95	1967	There is an industrial use on this

				property. It is underutilized as a .95 acre property with very limited existing development and has less that 10% lot coverage.
8390-018-028	213-219 East Arrow Hwy.	0.83	1895	A dog kennel is located on this property and the house on the 219 property is historic. The historic house may warrant preservation, or relocation, but the balance of the property would lend itself to mixed use development.
8390-018-036	279 East Arrow Hwy. Jacobs Engineering.	1.7	1988	There are approved plans to change this industrial building into an office building. This site will be part of the mixed- used zone, but not used for housing. It is a 1.7 acre property.
8390-018-907,908 & 909	301 South Walnut (City Yard)	2.18	1970's	The 2 acre City Yard property is adjacent to the railroad and has driveway access to Walnut Avenue. The property is underutilized as an industrial use in an area with the potential for more dense development. The facility is older and could be located at many other industrial locations in the city.

Figure 5 Sites Rezoned under 2008-2014 Housing Element



APPENDIX B

PUBLIC OUTREACH

Housing Element Survey and Results
Public Study Session
Housing Element Notification List

CITY OF SAN DIMAS
2013-2021 HOUSING ELEMENT SURVEY

The City of San Dimas is starting a new planning process to update its General Plan Housing Element. The Housing Element will set forth San Dimas' strategy for the 2013-2021 period to address the existing and projected housing needs of all economic segments of the community. The first step in this process is to ask you, the resident, what you see as the community's most important housing needs.

If you are a San Dimas resident, please complete the following short survey to provide us with your input. Surveys may be returned: 1) by mail: City of San Dimas, Community Development Department, 245 East Bonita Avenue, San Dimas 91773; 2) by FAX: (909)394-6209; or 3) completed on-line and submitted electronically. All responses are kept completely confidential, and are only reported in the aggregate.

The City sincerely appreciates your assistance. Feel free to contact Ann Garcia at agarcia@ci.san-dimas.ca.us or (909)394-6282 with any questions or comments.

(Responses are indicated for the 51 residents who completed the survey).

1. How long have you lived in San Dimas?

14%	1-5 years	**24%**	11-20 years
10%	6-10 years	**52%**	21+ years

2. What type of housing unit do you live in?

74%	Single-family home	**12%**	Townhome/Condominium
0%	Duplex/Triplex	**4%**	Mobile Home
8%	Apartment	**2%**	Second Unit

3. Do you own or rent the unit in which you live?

86%	Own	**10%**	Rent
4%	Own mobilehome, but pay mobilehome park space rent		
0%	Rent a mobilehome unit		

4. How would you rate the physical condition of the unit you live in?

53% Excellent condition
35% Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
10% Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
2% Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc)

Please check the appropriate box below for each category showing what you think are the greatest housing needs in San Dimas. Please provide your input for all items.

HOUSING NEEDS CATEGORY	Average Response	High (4)	Medium (3)	Low (2)	No Need (1)
MAINTENANCE OF HOUSING/NEIGHBORHOOD CONDITIONS					
Property Maintenance/ Code Enforcement	**2.72**				
Neighborhood Beautification	**2.90**				
Rehabilitation Assistance for Single-Family Homes	**2.40**				
Rehabilitation Assistance for Mobile Homes	**2.00**				
Rehabilitation Assistance for Apartments	**2.04**				
Improvements for Handicapped Accessibility	**2.60**				
MAINTENANCE OF HOUSING AFFORDABILITY					
Maintenance of Affordable Mobile Home Park Rents	**2.27**				
First-Time Homebuyer Assistance	**2.53**				
Rental Assistance	**2.04**				
DEVELOPMENT OF NEW HOUSING					
Provision of housing for the local workforce	**2.14**				
Provision of new housing near downtown/ close to services	**2.38**				
Revitalization of older commercial and industrial properties through introduction of housing	**2.37**				
Provision of second units	**2.14**				

Additional Comments Regarding Housing Needs and Preferences:

- Need additional affordable senior housing for aging baby boomers. Fear of "homelessness" has become a threat to many seniors as their limited, fixed incomes are stretched between life sustaining medications, food and shelter.
- City is changing for the better and we should welcome new development and families who intend on adding to the City's beautification and education.
- Permitted mobilehome rent increases in senior parks should be in accordance with Social Security raises – the yearly 3.5% space rent increases are driving people out of their homes. For tenants on fixed incomes, a major part of their monthly check goes for the space rent, with little remaining for food, gas or utilities.
- Mobilehome park rents should be compared to other mobilehome parks in the area, factoring in that all utilities are paid by the tenant.

- San Dimas is a great City to live in. Its neighborhoods are a major asset, as are its many amenities.
- The City should preserve its horse properties and open space areas, and not redevelop with housing.
- We like that San Dimas is a predominately single-family community, with long term residents and a close knit feeling. There is greater turnover with rental housing, which can bring down property values.
- Don't want additional apartments. Need a slow growth approach – don't allow additional housing beyond that provided for under existing zoning.
- High vacancies in existing housing (and businesses) should be filled first before going forward with development of additional housing.
- The City needs to conduct code enforcement on a particular apartment complex located near the bowling alley.
- All neighborhoods should have street lighting to provide public safety.
- Need greater flexibility in development code, i.e. variances, when individual needs present themselves.

City Council
CURTIS W. MORRIS, Mayor
EMMETT BADAR, Mayor Pro Tem

DENIS BERTONE

JOHN EBINER
JEFF TEMPLEMAN

City Manager
BLAINE M. MICHAELIS

Assistant City Manager

Treasurer/City Clerk

CITY OF San Dimas CALIFORNIA

Assistant City Manager of Community Development
LAWRENCE STEVENS

Director of Public Works
KRISHNA PATEL

Director of Parks and Recreation
THERESA BRUNS

City Attorney
J. KENNETH BROWN

March 6, 2013

Subject: Notice of Joint Planning Commission/City Council Study Session for the 2013-2021 City of San Dimas Housing Element Update

To Whom It May Concern:

The City of San Dimas has begun the process of updating the Housing Element of the General Plan for the 2013-2021period as required by State law. The Housing Element establishes policies and programs to address San Dimas' existing and projected housing needs, including the city's fair share of the regional housing need (or "RHNA").

On **Monday, March 11, 2013 at 6:00 pm**, staff is hosting a joint study session with the Planning Commission and City Council to discuss goals and objectives for the Housing Element and to seek input from the public. The study session is open to the public and will be held in the Council Chambers Conference Room at City Hall located at 245 E. Bonita Avenue. We encourage you to attend the meeting if you are interested in contributing to our Housing Element update. If you are a resident of San Dimas, we also invite you to complete a short on-line survey at www.cityofsandimas.com to let us know what you see as the community's most important housing needs.

If you have any questions concerning the study session, or if you cannot attend but wish to submit comments, please contact Ms. Ann Garcia at (909) 394-6282 or agarcia@ci.san-dimas.ca.us.

Sincerely,

Ann Garcia
Community Development

245 EAST BONITA AVENUE • SAN DIMAS • CALIFORNIA 91773-3002 • [909] 394-6200 • FAX [909] 394-6209

San Dimas Chamber of Commerce
246 E. Bonita Avenue
San Dimas, CA 91773

Citrus Valley Association of Realtors
655 W. Arrow Hwy.
San Dimas, CA 91773

Villa San Dimas
249 S. Acacia Street
San Dimas, CA 91773

Voorhis Village
505 N. San Dimas Canyon Road
San Dimas, CA 91773

Sunnyside Senior Apartments
251 S. Walnut
San Dimas, CA 91773

Monte Vista Senor Apartments
105 N. Monte Vista
San Dimas, CA 91773

Charter Oak Mobil Home Park
801 W. Covina Blvd.
San Dimas, CA 91773

Cienega Valley Estates
1245 Cienega
San Dimas, CA 91773

Lone Hill Manor
1205 W. Cypress Ave.
San Dimas, CA 91773

Mobileland
1635 W. Covina Ave.
San Dimas, CA 91773

San Dimas Royal
1630 W. Covina Ave.
San Dimas, CA 91773

Meals on Wheels
P.O. Box 7821
La Verne, CA 91750

Food Bank
110 E. Third Street
San Dimas, CA 91773

West Covina Access Center
415 S. Glendora Ave., #F
West Covina, CA 91790

Inland Valley Hope Partners
1735 N. Park Avenue
Pomona, CA 91768

Catholic Charities
315 N. Park Avenue
Pomona, CA 91768

Vineyard Christian Fellowship
100 E. Foothill Blvd.
San Dimas, CA 91773

Pomona Neighborhood Center
999 W. Holt Avenue, Suite D
Pomona, CA 91768

Salvation Army
490 E. La Verne Avenue
Pomona, CA 91767

American Red Cross
675 N. Park Avenue
Pomona, CA 91768

Pomona Access Social Services Center (PASS)
502 W. Holt Avenue
Pomona, CA 91768

Glendora Welfare Association
114 N. Glendora Ave, Suite 218
Glendora, CA 91741

Prototypes – Women's Center
845 E. Arrow Highway
Pomona, CA 91767

Military and Veterans Affairs
1427 W. Covina Parkway, Ste. 100
West Covina, CA 91790

Pomona Valley Habitat for Humanity
2111 Bonita Ave.
La Verne, CA 91750

Jamboree Housing Corporation
17701 Cowan Ave, Suite 100
Irvine, CA 92614

Southern Calif. Development Corp. (SoCal Housing)
9065 Haven Ave, Suite 100
Rancho Cucamonga, CA 91730

Mercy Housing
1500 S. Grand Ave, Suite 100
Los Angeles, CA 90015

Senior Citizen Commissioners